

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KAVOUSSI LOUIS R & JULIANNE				2	Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
10 WALNUT LANE								RESIDENTL	1010	1,432,900	1,432,900	
MANHASSET NY 11030				<b>SUPPLEMENTAL DATA</b>				RES LND	1010	1,466,800	1,466,800	<b>VISION</b>
Alt Prcl ID				Restriction								
PLN#/Rec CF 30 DOWN HARBOR				Hist Distrct								
Lot# 8				Other Note								
Plan Notes				UC-Misc 1								
Plan Notes				UC-Misc 2								
Plan Notes				Assoc Pid#								
GIS ID M_282672_791815						Total		2,899,700		2,899,700		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KAVOUSSI LOUIS R & JULIANNE				0729	0500	05-12-1998	Q	I	273,500	00	Year	Code	Assessed	Year	Code	Assessed
ST FRANCIS RICHARD & SELPH JAMES A JR				0581	0154	05-28-1992	Q	I	271,250	00	2023	1010	1,432,900	2022	1010	1,011,100
LIPKIN SARI				00395	0824	10-29-1982	Q	I	100,000	00		1010	1,466,800	2021	1010	1,011,100
				0280	0575	12-29-1969			0						1010	906,300
				Total							2,899,700		Total	2,459,100	Total	1,917,400

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
DH16				

NOTES			
EST #BDRM+BTHS & HEAT RENOVATIONS NOTED 2010 NEW WINDOWS & REPL SLIDER			

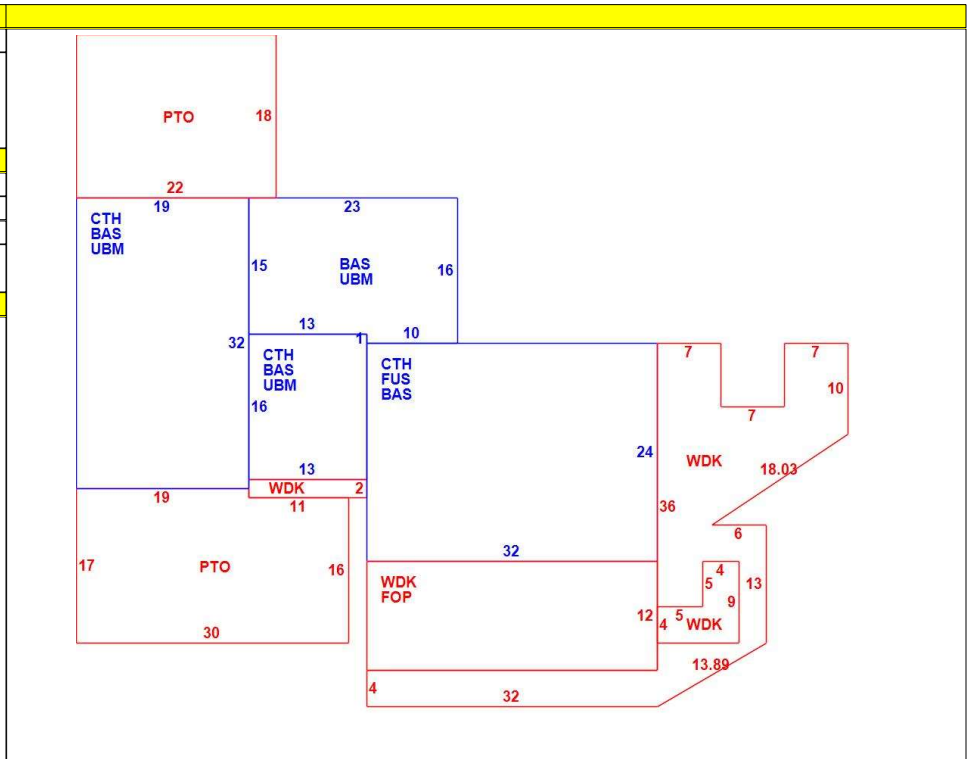
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,407,000		
Appraised Xf (B) Value (Bldg)	4,800		
Appraised Ob (B) Value (Bldg)	21,100		
Appraised Land Value (Bldg)	1,466,800		
Special Land Value	0		
Total Appraised Parcel Value	2,899,700		
Valuation Method	C		
Total Appraised Parcel Value	2,899,700		

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
2021-621	03-05-2021	RA	Res Add/Alter	22,000				BLD DECK	05-23-2022	LS			11	Field Review
2019-388	01-08-2019	RN	Res New Cons	85,000		0		BUILD 18X28 GARAGE	03-08-2022	EH			01	Cyclical Reinspection
2018-249	11-27-2017	RA	Res Add/Alter	39,184		0		INSULATE CEILING	02-27-2020	EP			01	Cyclical Reinspection
2016-384	01-26-2016	RA	Res Add/Alter	20,944		0		INSULATION	06-09-2017	EP			01	Cyclical Reinspection
83-2012	06-06-2012	CO	CO ISSUED					SFR ALTERATION	05-22-2017	PH			11	Field Review
2012-83	09-30-2011	RA	Res Add/Alter					ADDIT & RENO SFR 1939 SF	06-19-2014	SER			11	Field Review
									08-12-2013	EP			11	Field Review

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	SINGL FAM M-0	R60		41,300 SF	9.11	1.00000	6	1.00	0080	3.900			35.51	1,466,800
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			1,466,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
			<b>CONDO DATA</b>		
Parcel Id			C		Owne   0.0
Adjust Type		Code	Description		Factor%
Condo Flr					
Condo Unit					
			<b>COST / MARKET VALUATION</b>		
Building Value New			1,481,040		
Year Built			1973		
Effective Year Built			2016		
Depreciation Code			R		
Remodel Rating					
Year Remodeled			2011		
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			95		
Percnt Good			95		
Cns Sect Rcnd			1,407,000		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	80	16.00	1987		80		0.00	1,000
ODS	OUTDOOR S	L	1	700.00	2008		100		0.00	700
FPL	MTL-WD C/PI	B	1	2000.00	2011		95		0.00	1,900
FGR1	GAR 1ST-AVE	L	504	25.00	2019		100		0.00	12,600
PAT1	PATIO-AVG	L	396	4.50			100		0.00	1,800
FPL1	FPL MSNRY 1	B	1	3000.00	2019		95		0.00	2,900
SPA2	SPA INGR NO	L	1	5000.00			100		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,939	1,939	1,939	445.70	864,220
CTH	Cath Cing	0	1,584	79	22.23	35,211
FOP	Porch, Open, Finished	0	384	77	89.37	34,319
FUS	Upper Story, Finished	768	768	768	445.70	342,301
PTO	Patio	0	895	90	44.82	40,113
UBM	Basement, Unfinished	0	1,171	234	89.06	104,295
WDK	Deck, Wood	0	1,088	109	44.65	48,582
Ttl Gross Liv / Lease Area		2,707	7,829	3,296		1,469,041

