

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
S & K MACLEOD REALTY LLC								Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
								RESIDENTL	1010	912,000	912,000	
255 CENTRE AVE UNIT A ABINGTON MA 02351				SUPPLEMENTAL DATA				RES LND	1010	225,000	225,000	VISION
				Alt Prcl ID	PLN#/Rec	PB2 PG32 ARBUTUS PK B	Restriction	Hist Distrct	Other Note			
				Lot#	33-39 & 49-56		UC-Misc 1					
				Plan Notes			UC-Misc 2					
				Plan Notes			Assoc Pid#					
				Plan Notes								
				GIS ID	M_278384_795156							
								Total		1,137,000	1,137,000	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
S & K MACLEOD REALTY LLC							1411	0147	07-26-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MACLEOD SCOTT & KAREN							1407	0048	06-02-2016	Q	I	680,000	00	2023	1010	859,000	2022	1010	541,000	2021	1010	501,300
BERARDINELLI NICOLINO &							1225	0200	10-22-2010	U	I	590,000	1		1010	275,800		1010	290,100		1010	264,000
WHITEHEAD RICHARD E &							1134	0825	11-01-2007	U	I	1	1A									
WHITEHEAD RICHARD E &							1132	0884	10-03-2007	U	I	1	1A									
												Total		1,134,800	Total		831,100	Total		765,300		

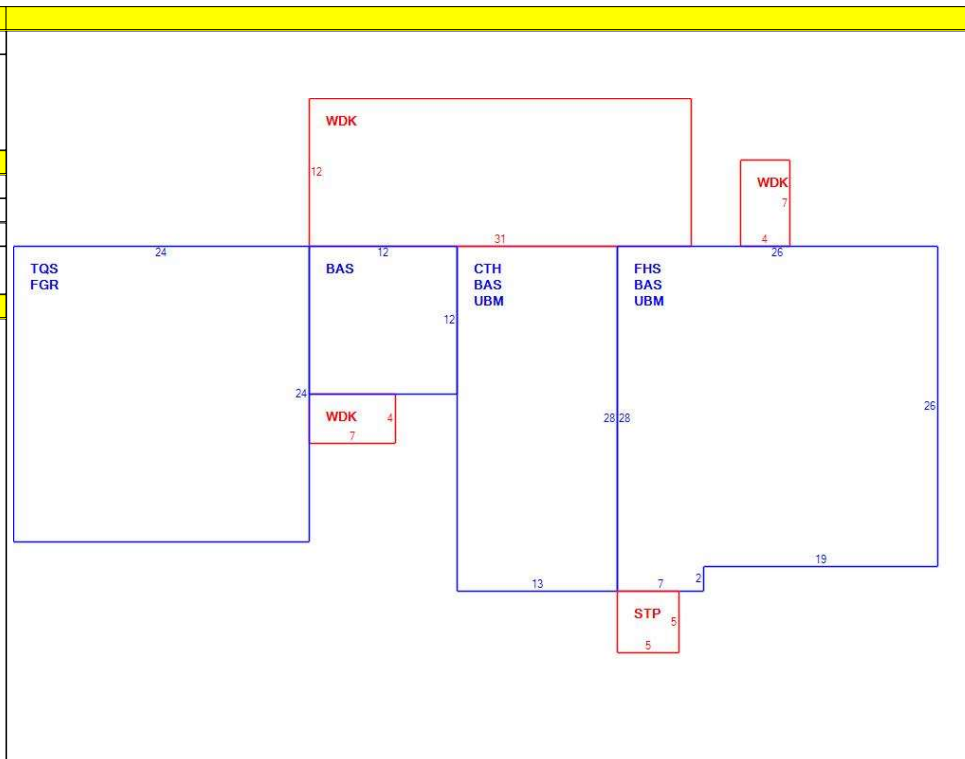
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total				0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch								Appraised Bldg. Value (Card)	911,300
0030												Appraised Xf (B) Value (Bldg)	0
											Appraised Ob (B) Value (Bldg)	700	
											Appraised Land Value (Bldg)	225,000	
											Special Land Value	0	
											Total Appraised Parcel Value	1,137,000	
											Valuation Method	C	
											Total Appraised Parcel Value	1,137,000	

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
										05-25-2022	DM			11	Field Review
										03-21-2019	JR			01	Cyclical Reinspection
										05-24-2017	AU			11	Field Review
										11-10-2011	RK			11	Field Review
										11-15-2010	EP			01	Cyclical Reinspection
										04-21-2004	JB			01	Cyclical Reinspection
										08-14-1979					

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	R20		21,780	SF	14.57	1.00000	3	1.00	0030	0.700		10.2	222,100	
1	1010	SINGL FAM M-0	R20		0.120	AC	34,000.00	1.00000	0	1.00	0030	0.700		23,800	2,900	
Total Card Land Units					0.62	AC	Parcel Total Land Area					0.62	Total Land Value			225,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	1.5	1 1/2 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					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
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:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		959,226			
Year Built		1997			
Effective Year Built		2017			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
Cns Sect Rcnd		911,300			
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
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,198	1,198	1,198	382.35	458,054
CTH	Cath Cing	0	364	18	18.91	6,882
FGR	Garage	0	576	230	152.67	87,940
FHS	Half Story, Finished	345	690	345	191.17	131,910
STP	Stoop	0	25	3	45.88	1,147
TQS	Three Quarter Story	432	576	432	286.76	165,175
UBM	Basement, Unfinished	0	1,054	211	76.54	80,676
WDK	Deck, Wood	0	428	43	38.41	16,441
Ttl Gross Liv / Lease Area		1,975	4,911	2,480		948,225

