

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VISCUSE FRANK E & EARING BARBARA C 15 ABBOT BRIDGE DRIVE				9	Town Street	Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
				3	Unpaved	RESIDENTL	1010	387,900	387,900	
ANDOVER MA 01810		SUPPLEMENTAL DATA				RES LND	1010	581,000	581,000	VISION
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_280768_791804	Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#	Total		968,900	968,900			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VISCUSE FRANK E & GAROFALO JOHN & JEAN A FERRANTE VICTOR M TERHUNE R W GREGORY H L		0696 0854	03-21-1997	Q	I	216,000	00	Year	Code	Assessed	Year	Code	Assessed			
		0684 0656	09-09-1996	Q	V	48,000	00	2023	1010	450,800	2022	1010	305,700	2021	1010	273,500
		00374 0083	05-13-1980	Q	V	20,900	00		1010	600,100		1010	597,300		1010	515,900
		00368 0231	08-01-1979			0		Total	1,050,900	Total	903,000	Total	789,400			

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

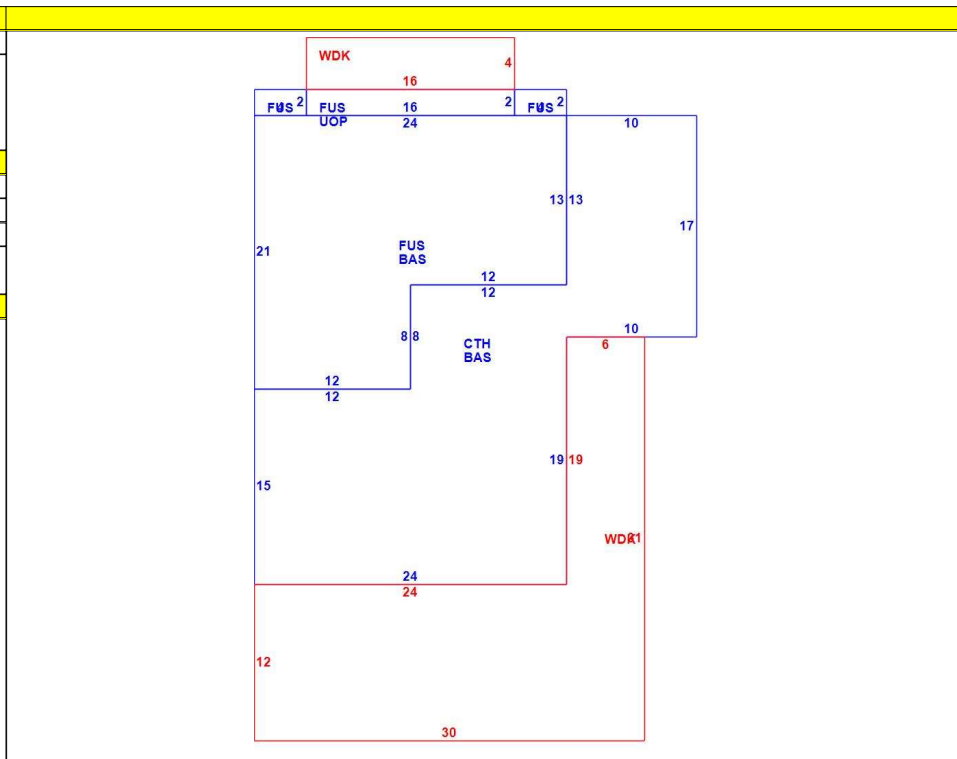
NOTES	
LT 12 MTGHSE WDS CF 188 DRIVE ON RD TO PLNS	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	385,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	581,000
Special Land Value	0
Total Appraised Parcel Value	968,900
Valuation Method	C
Total Appraised Parcel Value	968,900

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
									10-26-2022	EH		6	01	Cyclical Reinspection
									05-19-2022	LS			11	Field Review
									05-23-2017	PH			11	Field Review
									11-11-2011	DM			11	Field Review
									01-19-2004	CR			01	Cyclical Reinspection
									07-16-1980					

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	5	1.00	0050	1.800		26.23	571,200
1	1010	SINGL FAM M-0	R20		0.160	AC	34,000.00	1.00000	0	1.00	0050	1.800		61,200	9,800
Total Card Land Units					0.66	AC	Parcel Total Land Area					0.66	Total Land Value		581,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Modern/Contemporary			
Model	01	Residential			
Grade:	04	Average +10			
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					
Interior Flr 1	14	Carpet			
Interior Flr 2	06	Inlaid Sht Gds			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	0				
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		453,354			
Year Built		1996			
Effective Year Built		2007			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		15			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		85			
Cns Sect Rcnd		385,400			
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	112	16.00	2004		100		0.00	1,800
ODS	OUTDOOR S	L	1	700.00	2010		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,034	1,034	1,034	283.81	293,461
CTH	Cath Cing	0	626	31	14.05	8,798
FUS	Upper Story, Finished	456	456	456	283.81	129,418
UOP	Porch, Open, Unfinished	0	32	3	26.61	851
WDK	Deck, Wood	0	538	54	28.49	15,326
Ttl Gross Liv / Lease Area		1,490	2,686	1,578		447,854

