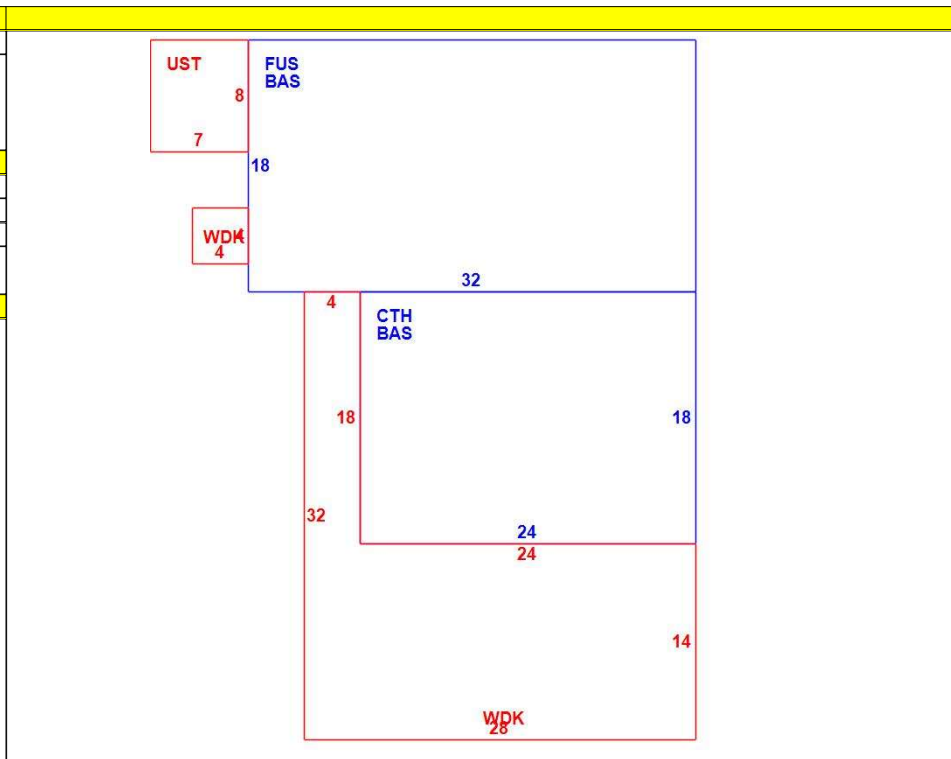


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1302 EDGARTOWN, MA					
BENSON CHRISTINE A --TRS						Description	Code	Appraised	Assessed								
45 MAPLE LN						RESIDENTL	1090	803,600	803,600								
MEDFIELD MA 02052						RES LND	1090	590,800	590,800								
SUPPLEMENTAL DATA												<b>VISION</b>					
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes				Restriction Hist District Other Note UC-Misc 1 UC-Misc 2													
GIS ID M_281145_792163				Assoc Pid#				Total 1,394,400 1,394,400									
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BENSON CHRISTINE A --TRS			1325 0336	07-31-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
KENNEDY JOHN F & ANN T			00492 0007	01-08-1988	Q	I	143,500	00	2023	1090	803,600	2022	1090	544,000	2021	1090	483,900
COSSUTA LOUIS			00480 0759	08-05-1987	Q	I	70,000	00		1090	590,800		1090	590,500		1090	509,400
Total									1,394,400		Total		1,134,500		Total		993,300
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												<b>APPRAISED VALUE SUMMARY</b>					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				798,400					
0050								Appraised Xf (B) Value (Bldg)				1,900					
								Appraised Ob (B) Value (Bldg)				3,300					
								Appraised Land Value (Bldg)				590,800					
								Special Land Value				0					
								Total Appraised Parcel Value				1,394,400					
								Valuation Method				C					
								Total Appraised Parcel Value				1,394,400					
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			
2020-361	12-24-2019	RA		30,000		0		REPLACE DECK	05-17-2022	LS			11	Field Review			
22-2008	08-11-2008	CO	CO ISSUED					GUESTHOUSE	02-28-2020	EP			01	Cyclical Reinspection			
2008-22	08-23-2007	RN	Res New Cons					GUESTHOUSE	05-24-2017	PH			11	Field Review			
2002:273	01-01-2002	AD	SHED		01-27-2003	100	01-01-2003		11-11-2011	DM			11	Field Review			
									07-01-2010	EP			12	Bldg Permit/Measur/New C			
									06-08-2009	EP			12	Bldg Permit/Measur/New C			
									05-23-2008	EP			12	Bldg Permit/Measur/New C			
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	1090	MULTI HSES	R20		21,780 SF	13.88	1.00000	5	1.00	0050	1.950	0000000		27.07	589,500		
1	1090	MULTI HSES	R20		0.020 AC	34,000.00	1.00000	0	1.00	0050	1.950	0000000		66,300	1,300		
Total Card Land Units					0.52 AC	Parcel Total Land Area					0.52	Total Land Value			590,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Modern/Contemporary			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	12	Cedar or Redwd			
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	09	Pine/Soft Wood			
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:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		500,044			
Year Built		1988			
Effective Year Built		2011			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		10			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		90			
Cns Sect Rcnd		450,000			
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	120	16.00	2002		100		0.00	1,900
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700

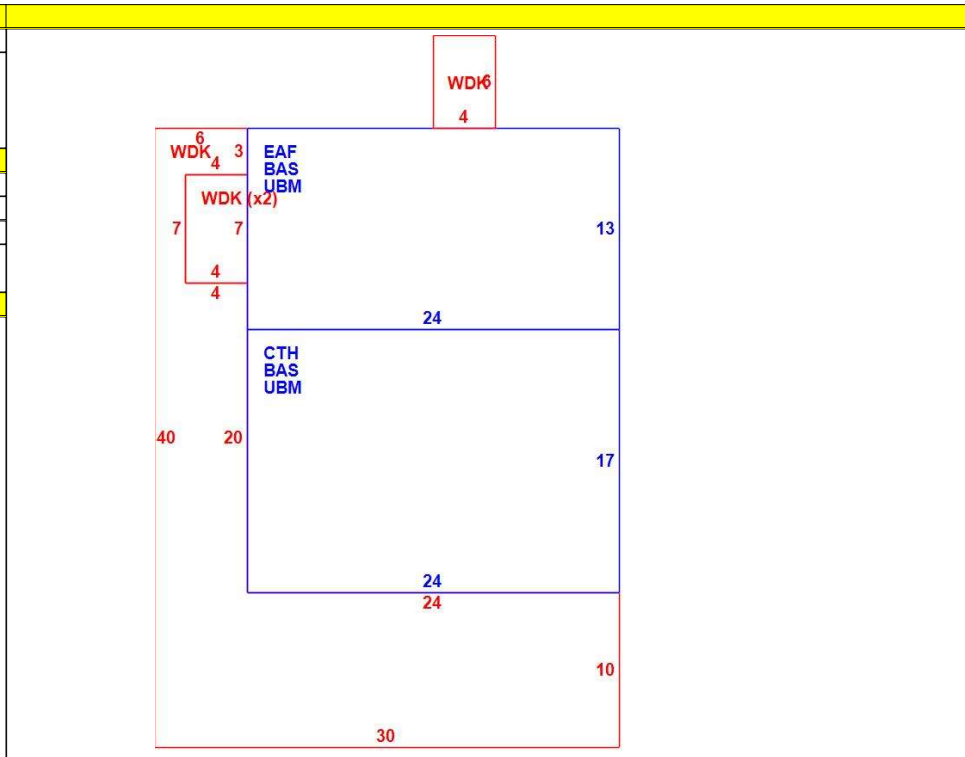
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	294.55	296,903
CTH	Cath Cing	0	432	22	15.00	6,480
FUS	Upper Story, Finished	576	576	576	294.55	169,659
UST	Utility, Storage, Unfinished	0	56	25	131.49	7,364
WDK	Deck, Wood	0	480	48	29.45	14,138
Ttl Gross Liv / Lease Area		1,584	2,552	1,679		494,544



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
BENSON CHRISTINE A --TRS						Description	Code	Appraised	Assessed							
45 MAPLE LN						RESIDENTL	1090	803,600	803,600	<b>VISION</b>						
MEDFIELD MA 02052						RES LND	1090	590,800	590,800							
SUPPLEMENTAL DATA						Total		1,394,400	1,394,400							
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281145_792163				Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#												
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BENSON CHRISTINE A --TRS			1325 0336	07-31-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
KENNEDY JOHN F & ANN T			00492 0007	01-08-1988	Q	I	143,500	00	2023	1090	803,600	2022	1090	544,000		
COSSUTA LOUIS			00480 0759	08-05-1987	Q	I	70,000	00		1090	590,800	2021	1090	483,900		
						Total		1,394,400	Total	1,134,500	Total	993,300				
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										
0050																
NOTES						Appraised Bldg. Value (Card) 798,400										
						Appraised Xf (B) Value (Bldg) 1,900										
						Appraised Ob (B) Value (Bldg) 3,300										
						Appraised Land Value (Bldg) 590,800										
						Special Land Value 0										
						Total Appraised Parcel Value 1,394,400										
						Valuation Method C										
						Total Appraised Parcel Value 1,394,400										
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		
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	
2	1090	MULTI HSES			0 SF	0.00	1.00000		1.00		1.000			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.52	Total Land Value			0



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Modern/Contemporary			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1.5				
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					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:					
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
Adjust Type			B	S	
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			359,188		
Year Built			2007		
Effective Year Built			2018		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			3		
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
Cns Sect Rcnd			348,400		
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
ODP	OUTDOOR PL	L	1	700.00	2007		100		0.00	700
FPL	MTL-WD C/PI	B	1	2000.00	2013		97		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	720	720	720	343.39	247,242	
CTH	Cath Cing	0	408	20	16.83	6,868	
EAF	Attic, Expansion, Finished	109	312	109	119.97	37,430	
UBM	Basement, Unfinished	0	720	144	68.68	49,448	
WDK	Deck, Wood	0	532	53	34.21	18,200	
Ttl Gross Liv / Lease Area		829	2,692	1,046		359,188	

