

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAROSA NICHOLAS M ZHAROV VIOLETTA 881 EAST 2ND ST UNIT 2			3 Public Sewer			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
BOSTON MA 02127						RESIDENTL RES LND	1010 1010	1,436,900 592,800	1,436,900 592,800	
SUPPLEMENTAL DATA										
Alt Prcl ID PLN#/Rec CF 43 VICKERS Lot# 4 Plan Notes Plan Notes Plan Notes GIS ID M_281147_791848					Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#					
							Total	2,029,700	2,029,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAROSA NICHOLAS M		1525 865	04-16-2020	Q	I	1,750,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MV LAND & SEA INC		1445 0021	08-01-2017	U	I	799,000	1	2023	1010	1,436,900	2022	1010	1,035,900	2021	1010	1,035,900
FRANCIS STEPHEN J PAULA & FRANCIS JOHN JR		1047 0611 0400 0308	07-07-2005 03-23-1983	U U	I I	1 1	1A 1		1010	592,800		1010	591,900		1010	510,800
MIKE LACOMBE INC		00384 0259	07-16-1981	Q	V	14,000	00	Total		2,029,700	Total		1,627,800	Total		1,546,700

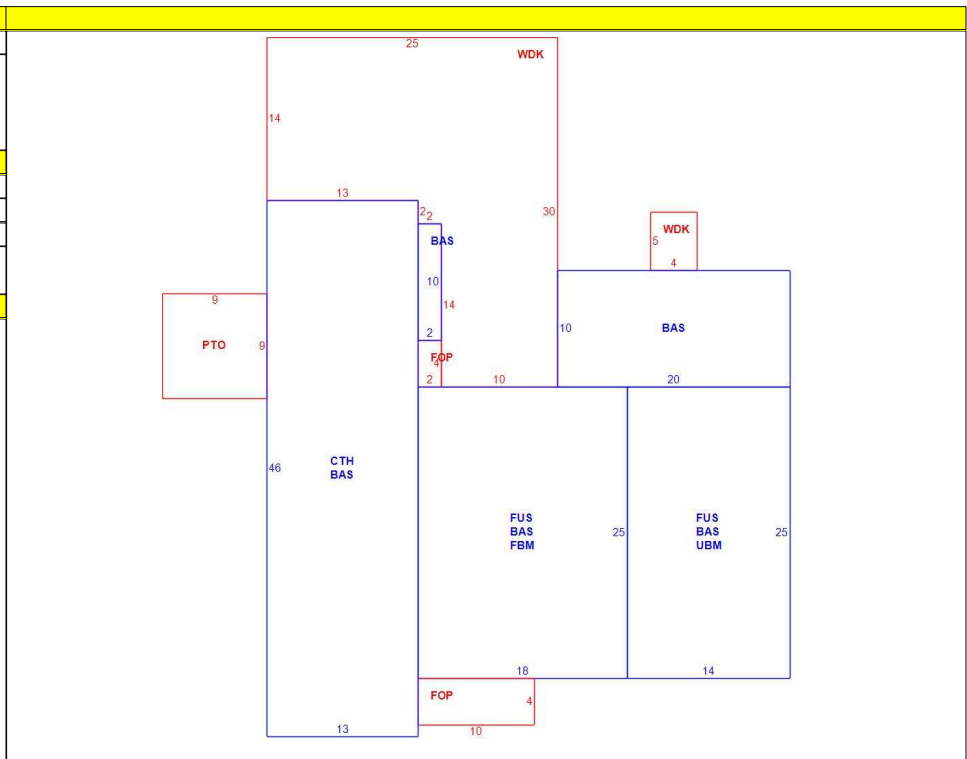
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total				0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B		Tracing	Batch							
0050												
NOTES												
2017: GUT REHAB & MAJOR ADDITION												
							Appraised Bldg. Value (Card)					1,432,300
							Appraised Xf (B) Value (Bldg)					3,900
							Appraised Ob (B) Value (Bldg)					700
							Appraised Land Value (Bldg)					592,800
							Special Land Value					0
							Total Appraised Parcel Value					2,029,700
							Valuation Method					C
							Total Appraised Parcel Value					2,029,700

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	
2021-704	04-13-2021	RA	Res Add/Alter	78,137				EXPAND DECK & INSTALL P			05-17-2022	LS			11	Field Review	
118-2018	02-01-2019	CO	CO ISSUED			0		SFR			04-27-2021	EP			01	Cyclical Reinspection	
2018-495	04-13-2018	RA	Res Add/Alter	3,000		0		BSMT LAUNDRY RM			05-28-2019	EP			01	Cyclical Reinspection	
2018-118	09-22-2017	RN	Res New Cons	346,000		0		ALTER/ADD SFR 2430 SF			07-03-2018	EP			00	Measur+Listed	
2018-50	08-17-2017	RA	Res Add/Alter	25,000		0		DEMO INT & STRIP EXT			09-28-2017	EP			01	Cyclical Reinspection	
2011-299	11-25-1998	AD	Addition		01-08-1999	30					05-23-2017	PH			11	Field Review	
												11-11-2011	DM			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	R20		21,780 SF	13.88	1.00000	5	1.00	0050	1.950			27.07	589,500
1	1010	SINGL FAM M-0	R20		0.050 AC	34,000.00	1.00000	0	1.00	0050	1.950			66,300	3,300
Total Card Land Units					0.55 AC	Parcel Total Land Area					0.55	Total Land Value			592,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	06	Good			
Stories:	1.2				
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	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	2				
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type			B	S	
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			1,476,628		
Year Built			1982		
Effective Year Built			2018		
Depreciation Code			R		
Remodel Rating					
Year Remodeled			2017		
Depreciation %			3		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
Cns Sect Rcnd			1,432,300		
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
FPL	MTL-WD C/PI	B	2	2000.00	2013		97		0.00	3,900
ODS	OUTDOOR S	L	1	700.00	2017		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,618	1,618	1,618	521.81	844,285
CTH	Cath Clng	0	598	30	26.18	15,654
FBM	Basement, Finished	0	450	203	235.39	105,927
FOP	Porch, Open, Finished	0	48	10	108.71	5,218
FUS	Upper Story, Finished	800	800	800	521.81	417,446
PTO	Patio	0	81	8	51.54	4,174
UBM	Basement, Unfinished	0	350	70	104.36	36,527
WDK	Deck, Wood	0	534	53	51.79	27,656
Ttl Gross Liv / Lease Area		2,418	4,479	2,792		1,456,887

