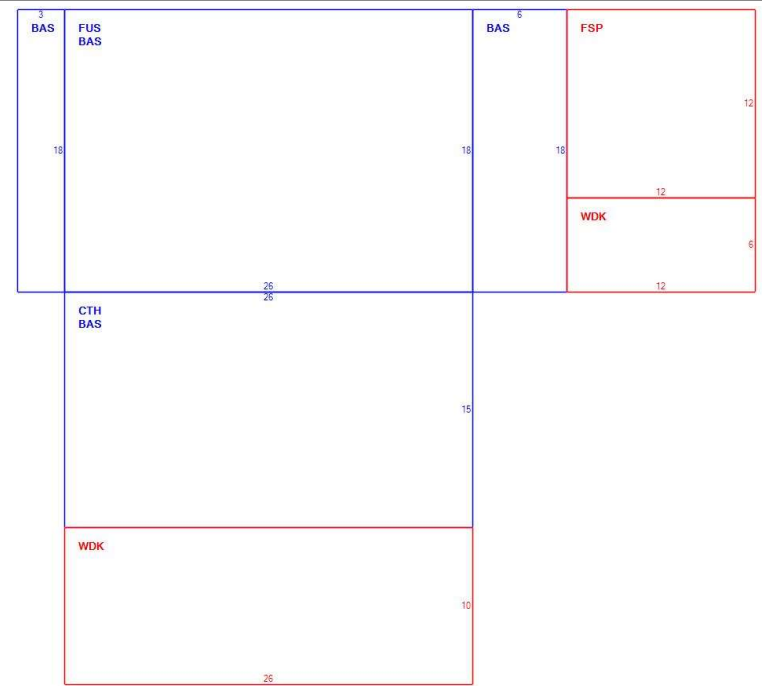


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1302 EDGARTOWN, MA VISION						
BEATTIE MICHAEL W & BEATTIE KATHARINE O 86 JOHNSON AVE WINTHROP MA 02152						Description	Code	Appraised	Assessed									
						RESIDENTL	1010	612,400	612,400									
						RES LND	1010	589,500	589,500									
SUPPLEMENTAL DATA						Total						1,201,900	1,201,900					
Alt Prcl ID		PLN#/Rec		Restriction														
Lot#		Plan Notes		Hist Distrct														
Plan Notes		Plan Notes		Other Note														
Plan Notes		GIS ID M_281115_791650		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)										
BEATTIE MICHAEL W &		1481 0919	11-19-2018	Q	I	815,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
DEPOLE BOGUCKI JAYNE		00510 0591	11-14-1988	Q	I	235,000	00	2023	1010	612,400	2022	1010	440,500	2021	1010	440,500		
FRICKE WILLIAM H TRS		00478 0704	07-16-1987	Q	V	95,000	00		1010	589,500		1010	589,500		1010	508,500		
SILVERSTEIN JAN		0406 0350	09-15-1983	Q	V	28,000	00											
PRIORE ROBERT J		00377 0533	11-19-1980	Q	V	8,000	00											
		Total						1,201,900		Total		1,030,000		Total		949,000		
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)				610,600				
0050										Appraised Xf (B) Value (Bldg)				1,800				
										Appraised Ob (B) Value (Bldg)				0				
										Appraised Land Value (Bldg)				589,500				
										Special Land Value				0				
										Total Appraised Parcel Value				1,201,900				
										Valuation Method				C				
										Total Appraised Parcel Value				1,201,900				
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
													05-17-2022	LS			11	Field Review
													05-23-2017	PH			11	Field Review
													11-11-2011	DM			11	Field Review
													01-26-2004	CR			01	Cyclical Reinspection
													04-21-1988					
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	
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value					589,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
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					
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			

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		678,460
Year Built		1987
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		610,600
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	1	2000.00	2006		90		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,020	1,020	1,020	426.73	435,269
CTH	Cath Cing	0	390	20	21.88	8,535
FSP	Porch, Screen, Finished	0	144	36	106.68	15,362
FUS	Upper Story, Finished	468	468	468	426.73	199,712
WDK	Deck, Wood	0	332	33	42.42	14,082
Ttl Gross Liv / Lease Area		1,488	2,354	1,577		672,960



30 9 2003