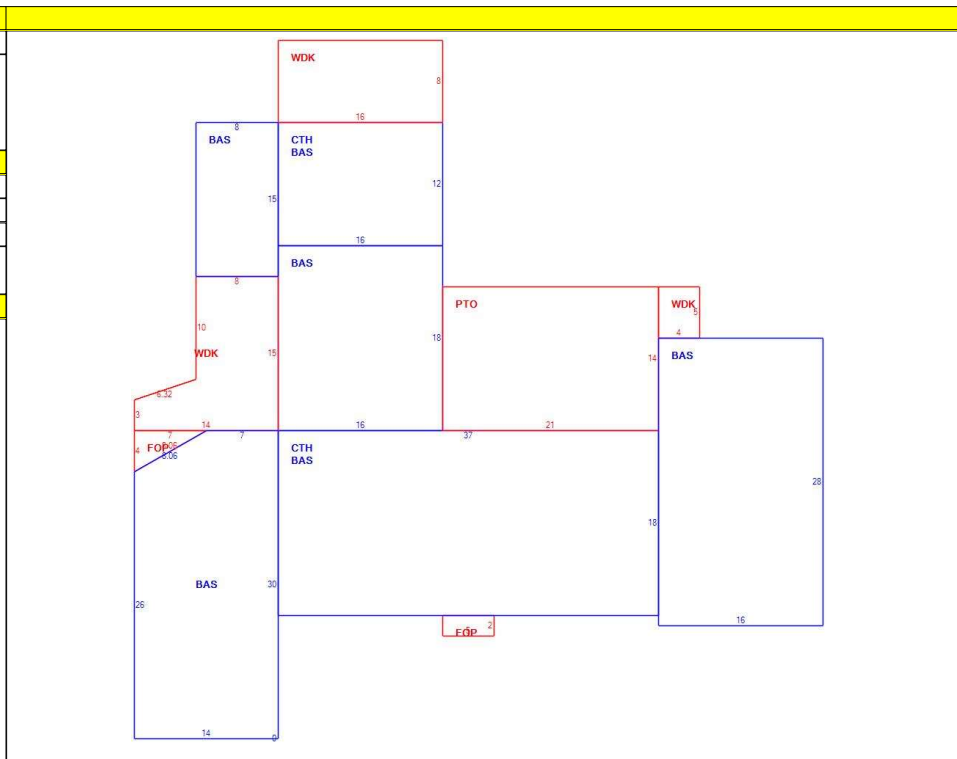


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 1302 EDGARTOWN, MA | | | | | | |
|---|------------|-------------------------------|--------------|-------------------|-------------|------------------------|-----------|---|------------|--------------------------------|-----------|-------------------|---------------------|-------------------------|------------|--|
| COHAN AMY E | | | | | | Description | Code | Appraised | Assessed | | | | | | | |
| 81 ROSEMONT AVE | | | | | | RESIDENTL | 1010 | 926,100 | 926,100 | VISION | | | | | | |
| PORTLAND ME 04103 | | | | | | RES LND | 1010 | 5,291,200 | 5,291,200 | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | | | | | | | |
| Alt Prcl ID | | PLN#/Rec LC13419-24 6/11/2019 | | Restriction | | | | 6,217,300 | | 6,217,300 | | | | | | |
| Lot# 131 | | Plan Notes SEE PROPERTY NOTES | | Hist District | | Other Note | | | | | | | | | | |
| Plan Notes | | Plan Notes | | UC-Misc 1 | | UC-Misc 2 | | | | | | | | | | |
| Plan Notes | | GIS ID M_280483_790319 | | Assoc Pid# | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
| COHAN AMY E | | | | 80 283 | 01-31-2020 | U | I | 0 | 1A | Year | Code | Assessed | Year | Code | Assessed | |
| COHAN MARTHA W & AMY E--TRS | | | | 0058 0317 | 07-02-2007 | U | I | 1 | 1A | 2023 | 1010 | 741,800 | 2022 | 1010 | 506,000 | |
| COHAN MARSHALL N & JUDITH J--TRS | | | | 0058 0317 | 05-25-2001 | U | I | 1 | 1A | | 1010 | 5,040,900 | | 1010 | 5,682,563 | |
| COHAN MARSHALL N & JUDITH J | | | | 0011 0385 | 03-22-1957 | | | 0 | | Total | | 5,782,700 | Total | | 6,188,563 | |
| | | | | | | | | | | Total | | 5,731,847 | | | | |
| 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 | | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | | |
| 0095 | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | |
| 16X28 BAS HAS NO ACCESS FRM REST OF SFR | | | | | | | | | | | | | | | | |
| WAS ORIG A GARAGE | | | | | | | | | | | | | | | | |
| STR# CHG FROM 1 TO 1A AFTER SUBDIV 2019 | | | | | | | | | | | | | | | | |
| SEE PROPERTY NOTES RE: PLAN NOTES | | | | | | | | | | | | | | | | |
| 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 | | |
| 2017-102 | 09-19-2016 | RN | Res New Cons | 4,000 | | 0 | | 10 X 12 SHED | 05-17-2022 | LS | | | 11 | Field Review | | |
| | | | | | | | | | 05-24-2017 | MM | | | 11 | Field Review | | |
| | | | | | | | | | 05-08-2017 | JR | 01 | | 01 | Cyclical Reinspection | | |
| | | | | | | | | | 11-29-2011 | DM | | | 11 | Field Review | | |
| | | | | | | | | | 11-08-2011 | EP | | | 01 | Cyclical Reinspection | | |
| | | | | | | | | | 01-28-2003 | WP | | | 11 | Field Review | | |
| | | | | | | | | | 06-27-2002 | WP | | | 05 | Measur/Review/New Const | | |
| 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 | A12 | | 130,680 SF | 3.97 | 1.00000 | 6 | 0.80 | 0095 | 4.200 | LIMITED HCF BEACH | W30 | 40.02 | 5,229,500 | |
| 1 | 1010 | SINGL FAM M-0 | A12 | | 0.180 AC | 34,000.00 | 1.00000 | 0 | 0.80 | 0095 | 4.200 | | W30 | 342,720 | 61,700 | |
| Total Card Land Units | | | | | 3.18 AC | Parcel Total Land Area | | | | | 3.18 | Total Land Value | | | 5,291,200 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------------|------|---------------|---------------------------------|-----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | 06 | Good | | | |
| Stories: | 1 | 1 Story | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure: | 03 | Gable/Hip | | | |
| Roof Cover | 10 | Wood Shingle | | | |
| Interior Wall 1 | 07 | K PINE/A WD | | | |
| Interior Wall 2 | 05 | Drywall/Sheet | | | |
| Interior Flr 1 | 12 | Hardwood | | | |
| Interior Flr 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type: | 09 | Monitor | | | |
| AC Type: | 01 | None | | | |
| Total Bedrooms | 04 | 4 Bedrooms | | | |
| Total Bthrms: | 3 | | | | |
| 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 | | | 1,180,282 | | |
| Year Built | | | 1954 | | |
| Effective Year Built | | | 1997 | | |
| Depreciation Code | | | G | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | | 25 | | |
| Functional Obsol | | | 0 | | |
| External Obsol | | | 0 | | |
| Trend Factor | | | 1 | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | | 75 | | |
| Cns Sect Rcnld | | | 885,200 | | |
| 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 |
| SPL1 | POOL-INGR C | L | 500 | 80.00 | 1980 | | 90 | | 0.00 | 36,000 |
| WDK | WOOD DECK | L | 81 | 20.00 | | | 90 | | 0.00 | 1,500 |
| FPL5 | GAS VENTED | B | 1 | 2000.00 | 1996 | | 75 | | 0.00 | 1,500 |
| SHD1 | SHED FRAME | L | 120 | 16.00 | 2016 | | 100 | | 0.00 | 1,900 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 2,120 | 2,120 | 2,120 | 523.94 | 1,110,744 |
| CTH | Cath Cing | 0 | 858 | 43 | 26.26 | 22,529 |
| FOP | Porch, Open, Finished | 0 | 24 | 5 | 109.15 | 2,620 |
| PTO | Patio | 0 | 294 | 29 | 51.68 | 15,194 |
| WDK | Deck, Wood | 0 | 292 | 29 | 52.03 | 15,194 |
| Ttl Gross Liv / Lease Area | | 2,120 | 3,588 | 2,226 | | 1,166,281 |

