

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LONERGAN PAUL & TALLON ANNE 212 UPLAND RD CAMBRIDGE MA 02140			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
						RESIDENTL RES LND	1010 1010	2,016,700 1,063,400	2,016,700 1,063,400	
SUPPLEMENTAL DATA										
Alt Prcl ID PLN#/Rec LC 34426C Lot# 43 Plan Notes Plan Notes Plan Notes GIS ID M_281485_790707			Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#							
						Total		3,080,100	3,080,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LONERGAN PAUL & WMMV REAL ESTATE LLC	0075 0071	0307 0333	07-01-2015 03-09-2012	Q U	I I	1,981,250 1	00 1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WIENER MATTHEW B & JENNIFER KOPF JAMES A & MAYHEW MICHAELA & MARY ANN	0070 0060 0051	0073 0185 0127	09-30-2010 10-07-2002 10-30-1996	U Q Q	I I V	1,840,000 780,000 125,000	1 00 00	2023	1010 1010	2,016,700 1,063,400	2022	1010 1010	1,429,300 966,707	2021	1010 1010	1,429,300 966,648
								Total		3,080,100	Total		2,396,007	Total		2,395,948

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0065			

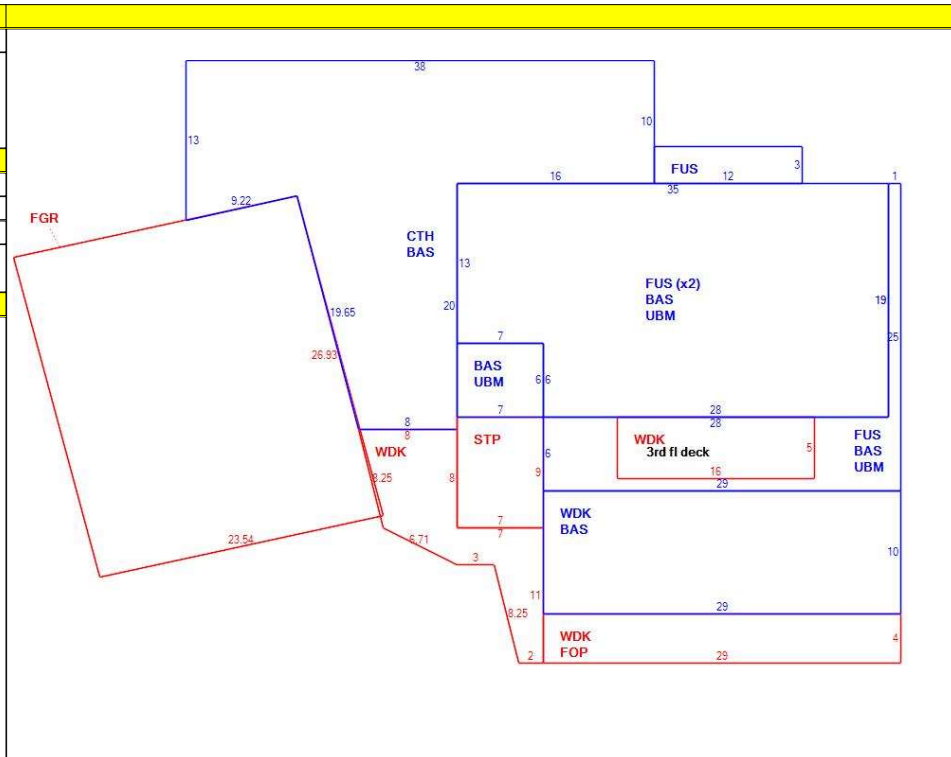
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,952,000
Appraised Xf (B) Value (Bldg)	3,800
Appraised Ob (B) Value (Bldg)	60,900
Appraised Land Value (Bldg)	1,063,400
Special Land Value	0
Total Appraised Parcel Value	3,080,100
Valuation Method	C
Total Appraised Parcel Value	3,080,100

NOTES							
HOTTUB ON DECK; DISTANT VIEWS							
2010: NOTED ADDIT TO BAS PRIOR TO 1/1/10							
2010 BP - FINISH BASEMENT? ADD BATHS?							

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
2020-550	03-17-2020	RA		26,500		0		REPLACE ASPHALT RF SHIN	10-28-2022	EH		6	01	Cyclical Reinspection
2011-262	04-12-2011	RA	Res Add/Alter					MINOR ALTERATIONS & REN	05-23-2022	LS			11	Field Review
2011-168	12-14-2010	RA	Res Add/Alter					5 X 24 GARAGE ADDITION	05-24-2017	PH			11	Field Review
139-2010	05-25-2010	CO	CO ISSUED					SFR	06-17-2014	SER			11	Field Review
2010-139	01-15-2010	RA	Res Add/Alter					SFR ADDITION 280 SF +	05-23-2012	EP			11	Field Review
2007:115	12-15-2006	RA	Res Add/Alter					SCREENED PORCH DECK H	11-18-2011	DM			11	Field Review
2007:52	10-03-2006	RN	Res New Cons					POOL	03-04-2011	EP			00	Measur+Listed

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	R60		23,607	SF	13.10	1.00000	6	1.00	0065	2.750	V12	45.05	1,063,400	
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value			1,063,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model:	01	Residential			
Grade:	06	Good			
Stories:	3	3 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:	06	Cust Wd Panel			
Interior Flr 1:	12	Hardwood			
Interior Flr 2:	15	Quarry Tile			
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms:	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths:	1				
Total Xtra Fixtrs:	2				
Total Rooms:	0				
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			2,033,326		
Year Built			1996		
Effective Year Built			2017		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			4		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			96		
Percent Good					
Cns Sect Rcnd			1,952,000		
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
FPL	MTL-WD C/PI	B	2	2000.00	2012		96		0.00	3,800
SPL3	INGR GUNITE	L	576	100.00	2006		100		0.00	57,600
ODS	OUTDOOR S	L	2	700.00			100		0.00	1,400
SHD1	SHED FRAME	L	120	16.00	2010		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	1,759	1,759	1,759	534.69	940,516
CTH	Cath Cing	0	611	31	27.13	16,575
FGR	Garage	0	633	253	213.71	135,276
FOP	Porch, Open, Finished	0	116	23	106.02	12,298
FUS	Upper Story, Finished	1,475	1,475	1,475	534.69	788,665
STP	Stoop	0	63	6	50.92	3,208
UBM	Basement, Unfinished	0	858	172	107.19	91,966
WDK	Deck, Wood	0	596	60	53.83	32,081
Ttl Gross Liv / Lease Area		3,234	6,111	3,779		2,020,585

