

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
17 PLAINS HEAD LANE LLC			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
81 WHITTIER RD						RESIDENTL	1010	1,190,200	1,190,200	
WELLESLEY MA 02481						RES LND	1010	1,060,700	1,060,700	<b>VISION</b>
<b>SUPPLEMENTAL DATA</b>						Total				
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281504_790750				Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		2,250,900 2,250,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
17 PLAINS HEAD LANE LLC		81 107	08-04-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
AUTH JOSEPH A		80 293	02-04-2020	U	I	1	1A	2023	1010	1,190,200	2022	1010	856,400	2021	1010	856,400	
AUTH JOSEPH A		0069 0141	11-20-2009	Q	I	1,080,000	00		1010	1,060,700		1010	964,299		1010	964,651	
MCCARTHY FRANCIS M JR TRS		0043 0308	12-05-1991	Q	V	100,000	00										
MCCARTHY JOAN K		00038 0179	06-11-1987	U	V	1	1B										
Total								2,250,900		Total		1,820,699		Total		1,821,051	

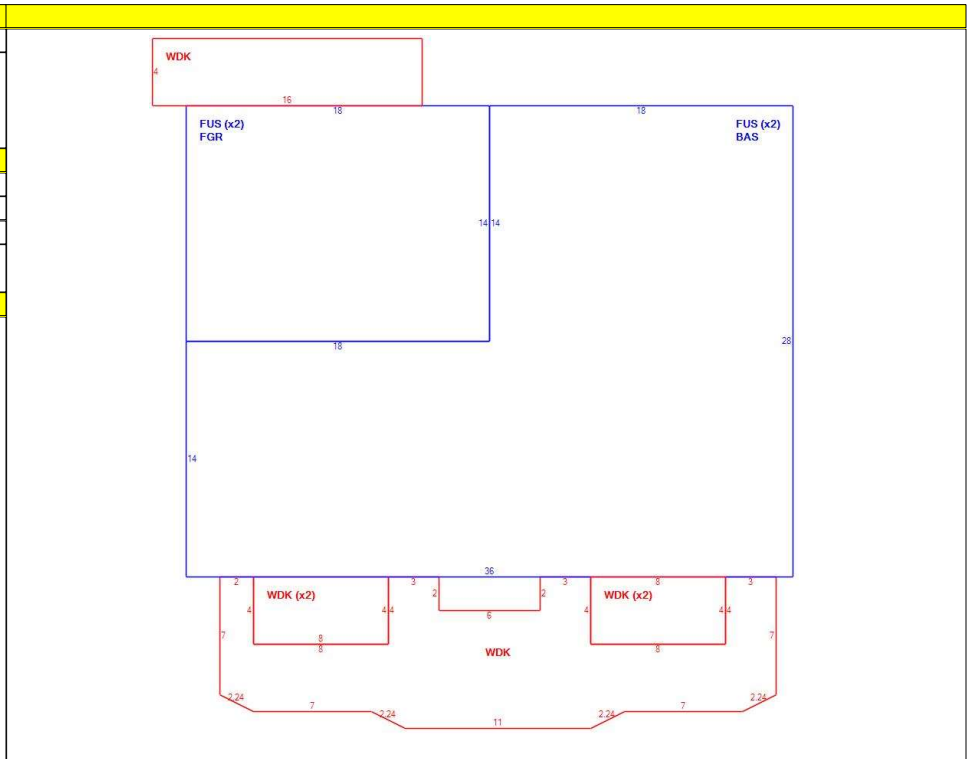
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B		Tracing		Batch						
0065								This signature acknowledges a visit by a Data Collector or Assessor				
<b>NOTES</b>								Appraised Bldg. Value (Card)				1,187,600
LOT 44 LC 34426C								Appraised Xf (B) Value (Bldg)				1,900
DISTANT VIEW								Appraised Ob (B) Value (Bldg)				700
								Appraised Land Value (Bldg)				1,060,700
								Special Land Value				0
								Total Appraised Parcel Value				2,250,900
								Valuation Method				C
								Total Appraised Parcel Value				2,250,900

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	
2016-370	01-07-2016	RA	Res Add/Alter	35,000		0		REMODEL 3 BATHROOMS	05-23-2022	LS			11	Field Review	
7497	04-16-1997	NC	New Construct	100,000	01-06-1998	100	01-06-1998		10-02-2017	EP				01	Cyclical Reinspection
									05-24-2017	PH			11	Field Review	
									06-17-2014	SER			11	Field Review	
									11-18-2011	DM			11	Field Review	
									12-15-2009	EP			01	Cyclical Reinspection	
									11-24-2003	CR			01	Cyclical Reinspection	

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		23,448 SF	13.16	1.00000	6	1.00	0065	2.750		V12	45.24	1,060,700	
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value			1,060,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	05	Average +20			
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	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			1,250,101		
Year Built			1997		
Effective Year Built			2016		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
Cns Sect Rcnd			1,187,600		
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
FPL5	GAS VENTED	B	1	2000.00	2011		95		0.00	1,900
ODS	OUTDOOR S	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	756	756	756	425.17	321,430
FGR	Garage	0	252	101	170.41	42,942
FUS	Upper Story, Finished	2,016	2,016	2,016	425.17	857,147
WDK	Deck, Wood	0	391	39	42.41	16,582
Ttl Gross Liv / Lease Area		2,772	3,415	2,912		1,238,101

