

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VALAIR MICHELLE S---TRS SIMONI IRREVOCABLE TRUST 18 EARLE ST			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
NORWOOD MA 02062					RESIDENTL	1010	1,133,000	1,133,000		
					RES LND	1010	1,079,900	1,079,900		VISION
SUPPLEMENTAL DATA										
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281561_790710		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#					Total	2,212,900	2,212,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VALAIR MICHELLE S---TRS	81	305	07-01-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
VALAIR MICHELLE S---TRS	0079	0305	04-09-2019	U	I	1	1A	2023	1010	1,133,000	2022	1010	814,700
SIMONI BRIAN F	0079	0303	04-09-2019	U	I	1	1A		1010	1,079,900	2021	1010	814,700
SIMONI BRIAN F &	0068	0327	06-29-2009	U	I	1	1A					1010	981,877
SIMONI BRIAN F	0040	0317	04-14-1989	Q	I	490,000	00	Total	2,212,900	Total	1,796,390	Total	1,796,577

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0065			

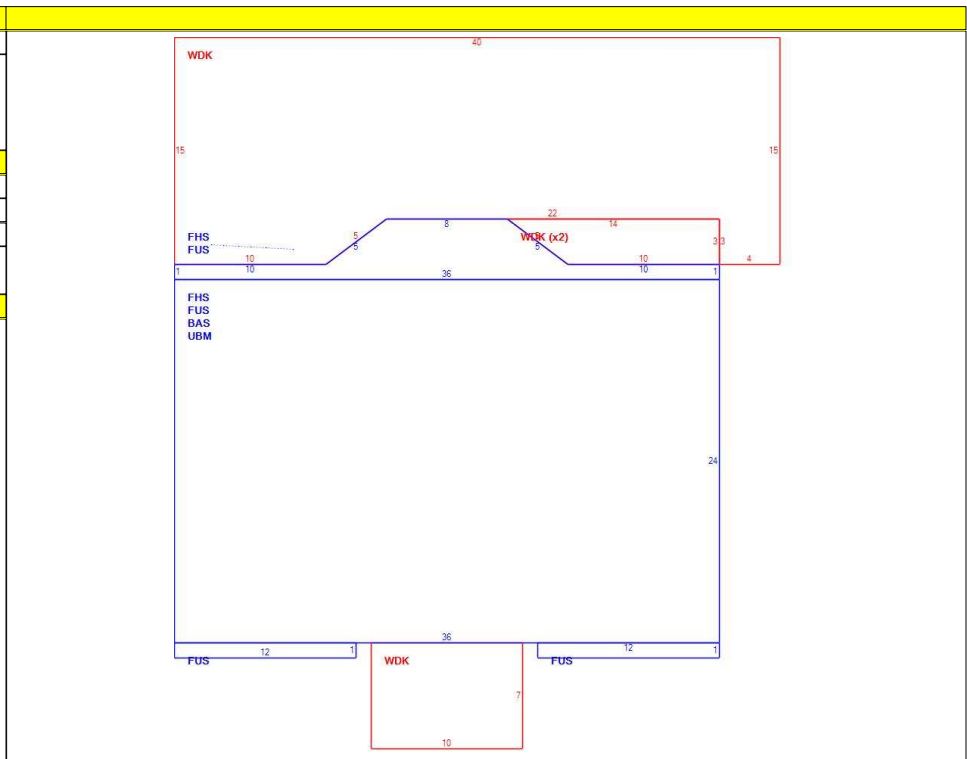
NOTES	
LOT 46 LC 34426C DISTANT VIEW	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,130,800
Appraised Xf (B) Value (Bldg)	1,800
Appraised Ob (B) Value (Bldg)	400
Appraised Land Value (Bldg)	1,079,900
Special Land Value	0
Total Appraised Parcel Value	2,212,900
Valuation Method	C
Total Appraised Parcel Value	2,212,900

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
2021-833	05-21-2021	RA	Res Add/Alter	1,864				INSULATION	10-28-2022	EH		6	01	Cyclical Reinspection
									05-23-2022	LS			11	Field Review
									05-24-2017	PH			11	Field Review
									06-17-2014	SER			11	Field Review
									11-18-2011	DM			11	Field Review
									11-24-2003	CR			01	Cyclical Reinspection
									05-30-1985					

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		24,916 SF	12.61	1.00000	6	1.00	0065	2.750	VIEW	V12	43.34	1,079,900	
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value			1,079,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	06	Good			
Stories:	2.5	2 1/2 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					
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
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				1,256,391	
Year Built				1988	
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				1,130,800	
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
SHD1	SHED FRAME	L	48	16.00	2004		50		0.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	492.06	425,138
FHS	Half Story, Finished	468	936	468	246.03	230,283
FUS	Upper Story, Finished	960	960	960	492.06	472,376
UBM	Basement, Unfinished	0	864	173	98.53	85,126
WDK	Deck, Wood	0	670	67	49.21	32,968
Ttl Gross Liv / Lease Area		2,292	4,294	2,532		1,245,891

