

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
VENTOLA JOHN VENTOLA ELAINE 74 SEAVIEW AVENUE MARBLEHEAD MA 01945				9 Town Street 1 Paved		Description RESIDENTL RES LND	Code 1090 1090	Appraised 3,492,300 969,600	Assessed 3,492,300 969,600			VISION					
SUPPLEMENTAL DATA						Total		4,461,900	4,461,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VENTOLA JOHN JUTRAS- KUSER REE TRS KUSER RUDOLPH V & REE JUTRAS KUSER RUDOLPH V FISHER H THOMAS		1549 1061 0705 0652 094P	291 0080 0772 0189 0059	10-30-2020 10-27-2005 08-05-1997 03-29-1995 09-21-1994	Q U U Q U	I I I I I	1,800,000 1 1 255,000 1	00 1A 1A 00 1A	Year 2023	Code 1090 1090	Assessed 2,692,500 983,800	Year 2022 2021	Code 1090 1090	Assessed 893,500 923,600	Year 2021	Code 1090 1090	Assessed 951,600 766,300
Total								Total	3,676,300	Total	1,817,100	Total	1,717,900				
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											
0050																	
NOTES												Appraised Bldg. Value (Card)				3,402,600	
LOTS 9 11 & 13 KATAMA ACRE 1 KATAMA DR MERGED W/45-51 1996 658/176-LOT 9 1995												Appraised Xf (B) Value (Bldg)				10,200	
												Appraised Ob (B) Value (Bldg)				79,500	
												Appraised Land Value (Bldg)				969,600	
												Special Land Value				0	
												Total Appraised Parcel Value				4,461,900	
												Valuation Method				C	
												Total Appraised Parcel Value				4,461,900	
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		
2023-532	04-07-2023	RA	Res Add/Alter	160,000		0		REM & REPL ROOF AND SHI		03-07-2023	EH			01	Cyclical Reinspection		
2022-8	07-29-2021	RN	Res New Cons	145,800				SPL 20x40		05-23-2022	LS			11	Field Review		
2021-773	04-23-2021	RN	Res New Cons	140,000				BLD 2 CAR GARAGE		05-04-2022	EH			00	Measur+Listed		
2021-772	04-23-2021	RN	Res New Cons	1,800,000				DEMO OLD BLD NEW SFR		05-03-2021	EP			01	Cyclical Reinspection		
2021-441	01-04-2021	RA	Res Add/Alter	50,000				REMODEL BATHROOM		05-23-2017	PH			11	Field Review		
0070	09-21-1999	NC	New Construct	3,000	01-06-2000	100		SHED		06-18-2014	SER			11	Field Review		
99116	11-17-1998	AD	Addition		01-06-2000	100				02-29-2012	EP			11	Field Review		
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	1090	MULTI HSES	R60		60,000 SF	7.03	1.00000	5	1.00	0055	2.300				16.16	969,600	
Total Card Land Units					1.38 AC	Parcel Total Land Area					1.38	Total Land Value				969,600	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VENTOLA JOHN				9 Town Street		Description	Code	Appraised	Assessed	1302
VENTOLA ELAINE				1 Paved		RESIDENTL	1090	3,492,300	3,492,300	
74 SEAVIEW AVENUE		SUPPLEMENTAL DATA				RES LND	1090	969,600	969,600	EDGARTOWN, MA
MARBLEHEAD MA 01945		Alt Prcl ID	Restriction							
		PLN#/Rec	Hist Distrct							
		Lot#	Other Note							
		Plan Notes	UC-Misc 1							
		Plan Notes	UC-Misc 2		Total		4,461,900	4,461,900		
		Plan Notes								
		GIS ID	M_282430_790930		Assoc Pid#					

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VENTOLA JOHN		1549	291	10-30-2020	Q	I	1,800,000	00	Year	Code	Assessed	Year	Code	Assessed			
JUTRAS- KUSER REE TRS		1061	0080	10-27-2005	U	I	1	1A	2023	1090	2,692,500	2022	1090	893,500			
KUSER RUDOLPH V & REE JUTRAS		0705	0772	08-05-1997	U	I	1	1A		1090	983,800		1090	923,600			
KUSER RUDOLPH V		0652	0189	03-29-1995	Q	I	255,000	00									
FISHER H THOMAS		094P	0059	09-21-1994	U	I	1	1A	Total		3,676,300	Total		1,817,100	Total		1,717,900

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

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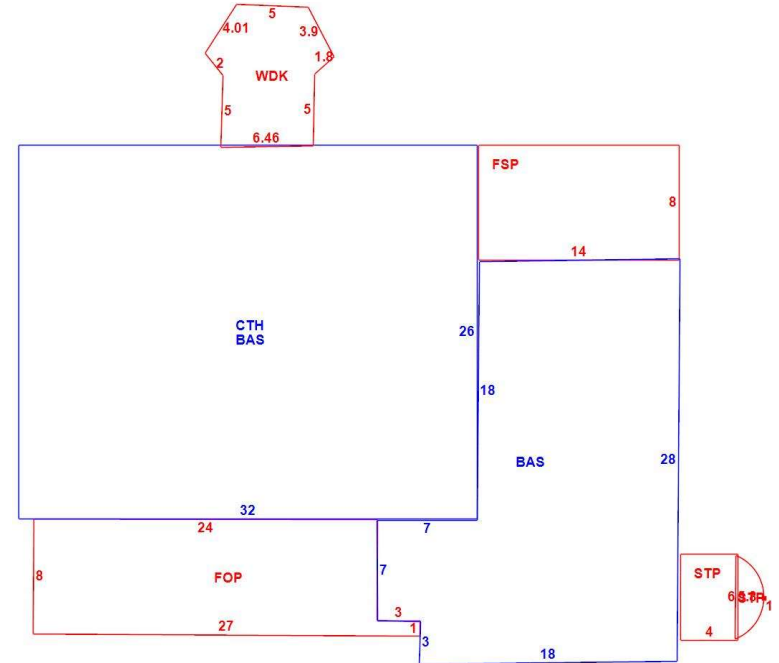
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	3,402,600
Appraised Xf (B) Value (Bldg)	10,200
Appraised Ob (B) Value (Bldg)	79,500
Appraised Land Value (Bldg)	969,600
Special Land Value	0
Total Appraised Parcel Value	4,461,900
Valuation Method	C
Total Appraised Parcel Value	4,461,900

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

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	
2	1090	MULTI HSES	R60		0 SF	57.18	1.00000	5	1.00	0055	2.300			131.51	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.38	Total Land Value			0

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					
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	09	Pine/Soft Wood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
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			775,466		
Year Built			2000		
Effective Year Built			2012		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			10		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			90		
Prct Good					
Cns Sect Rcnld			697,900		
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
PAT1	PATIO-AVG	L	120	4.50			100		0.00	500
FPL1	FPL MSNRY 1	B	1	3000.00			90		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,284	1,284	1,284	552.72	709,692				
CTH	Cath Cing	0	832	42	27.90	23,214				
FOP	Porch, Open, Finished	0	196	39	109.98	21,556				
FSP	Porch, Screen, Finished	0	112	28	138.18	15,476				
STP	Stoop	0	32	3	51.82	1,658				
WDK	Deck, Wood	0	66	7	58.62	3,869				
Ttl Gross Liv / Lease Area		1,284	2,522	1,403		775,465				

