

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LOTFI MORTEZA HASSANEIN JINOUS 11 HILLCREST RD							Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
WESTON MA 02493							RESIDENTL RES LND	1010 1010	4,056,900 1,367,400	4,056,900 1,367,400	
SUPPLEMENTAL DATA											
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282586_790823			Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#								
							Total		5,424,300	5,424,300	

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LOTFI MORTEZA			1534 883	07-10-2020	Q	I	2,900,000	00	Year	Code	Assessed	Year	Code	Assessed	
GRANT HALCOTT & CATHERINE			1460 0599	02-14-2018	U	V	1,200,000	1P	2023	1010	4,279,800	2022	1010	959,700	
SILBERSTEIN THOMAS J & RICHARDSON PRESTON T & WETU LAND COMPANY LLC			1015 0966	09-21-2004	Q	V	690,000	00		1010	1,424,700		1010	1,343,300	
			0905 0160	10-21-2002	U	I	152,310	1B							
			0779 0538	10-25-1999	U	I	1	1B							
							Total		5,704,500	Total		2,303,000	Total		1,599,200

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

This signature acknowledges a visit by a Data Collector or Assessor

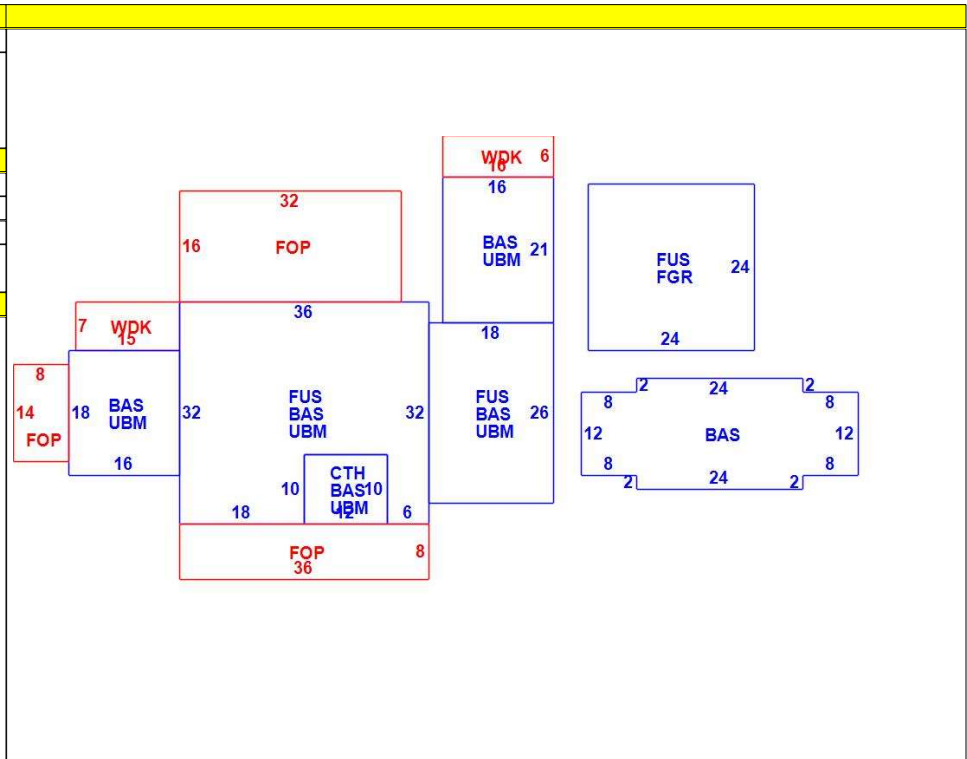
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	3,970,200		
Appraised Xf (B) Value (Bldg)	6,000		
Appraised Ob (B) Value (Bldg)	80,700		
Appraised Land Value (Bldg)	1,367,400		
Special Land Value	0		
Total Appraised Parcel Value	5,424,300		
Valuation Method	C		
Total Appraised Parcel Value	5,424,300		

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
648-2021	05-05-2022	CO	CO ISSUED			0			03-06-2023	EH			01	Cyclical Reinspection
597-2019	01-21-2022	CO	CO ISSUED			0			05-23-2022	LS			11	Field Review
2021-649	03-12-2021	RN	Res New Cons	250,000				BLD POOL CABANA	02-15-2022	EH			01	Cyclical Reinspection
2021-648	03-12-2021	RN	Res New Cons	350,000				BLD GARAGE W/LIVE SPACE	05-04-2021	EP			01	Cyclical Reinspection
2021-643	03-10-2021	RN	Res New Cons	150,000				BLD INGROUND POOL	07-10-2020	EP			00	Measur+Listed
2021-620	03-04-2021	RA	Res Add/Alter	200,000				FINISH SFR BSMNT	05-24-2017	PH			11	Field Review
2019-597	04-09-2019	RN	Res New Cons	400,000		0		SFR	06-18-2014	SER			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	1010	SINGL FAM M-0	R60		65,340 SF	6.54	1.00000	5	1.00	0070	3.200			20.93	1,367,400
Total Card Land Units					1.50 AC	Parcel Total Land Area					1.50	Total Land Value			1,367,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs	2				
Total Rooms:					
Bath Style:	03	Modern			
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			3,970,241		
Year Built			2019		
Effective Year Built			2022		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			0		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			100		
Cns Sect Rcnd			3,970,200		
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
FPL5	GAS VENTED	B	1	2000.00			100		0.00	2,000
FPL3	FPL MSNRY 2	B	1	4000.00			100		0.00	4,000
SPL3	INGR GUNITE	L	800	100.00			100		0.00	80,000
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	2,820	2,820	2,820	681.09	1,920,665
CTH	Cath Clng	0	120	6	34.05	4,087
FGR	Garage	0	576	230	271.96	156,650
FOP	Porch, Open, Finished	0	912	182	135.92	123,958
FUS	Upper Story, Finished	2,076	2,076	2,076	681.09	1,413,937
UBM	Basement, Unfinished	0	2,244	449	136.28	305,808
WDK	Deck, Wood	0	201	20	67.77	13,622
Ttl Gross Liv / Lease Area		4,896	8,949	5,783		3,938,727

