

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KANE CHARLES F						9 Town Street		Description	Code	Appraised	Assessed	1302
KANE AMANDA M						1 Paved		RESIDENTL	1010	2,299,200	2,299,200	
1 COLD SPRING BROOK RD				<b>SUPPLEMENTAL DATA</b>				RES LND	1010	1,119,800	1,119,800	EDGARTOWN, MA
HOPKINTON MA 01748				Alt Prcl ID PLN#/Rec LC 8761-50 Lot# 932 Plan Notes Plan Notes Plan Notes GIS ID M_283009_790149				Restriction Hist Distrct Other Note UC-Misc 1 mea./add UOP/W UC-Misc 2 Assoc Pid#				<b>VISION</b>
				Total				3,419,000		3,419,000		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KANE CHARLES F				80	269	01-22-2020	Q	I	2,875,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WIENER MATTHEW B & ROCHE BRIAN C & ALISON L				0076	0129	10-26-2015	U	I	1,540,000	1	2023	1010	2,191,400	2022	1010	1,390,000	2021	1010	1,362,000
FIRST PRESIDENTIAL PROPERTIES LLC				0071	0327	02-28-2012	U	I	985,000	1S		1010	1,128,800		1010	1,126,300		1010	986,600
RUITENBERG PAUL III &				0071	0269	01-17-2012	U	I	860,000	1L	Total		3,320,200	Total		2,516,300	Total		2,348,600
				0053	0277	03-27-1998	Q	I	399,000	00									

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES			
FPL1=IN OUTDOOR KITCHEN			

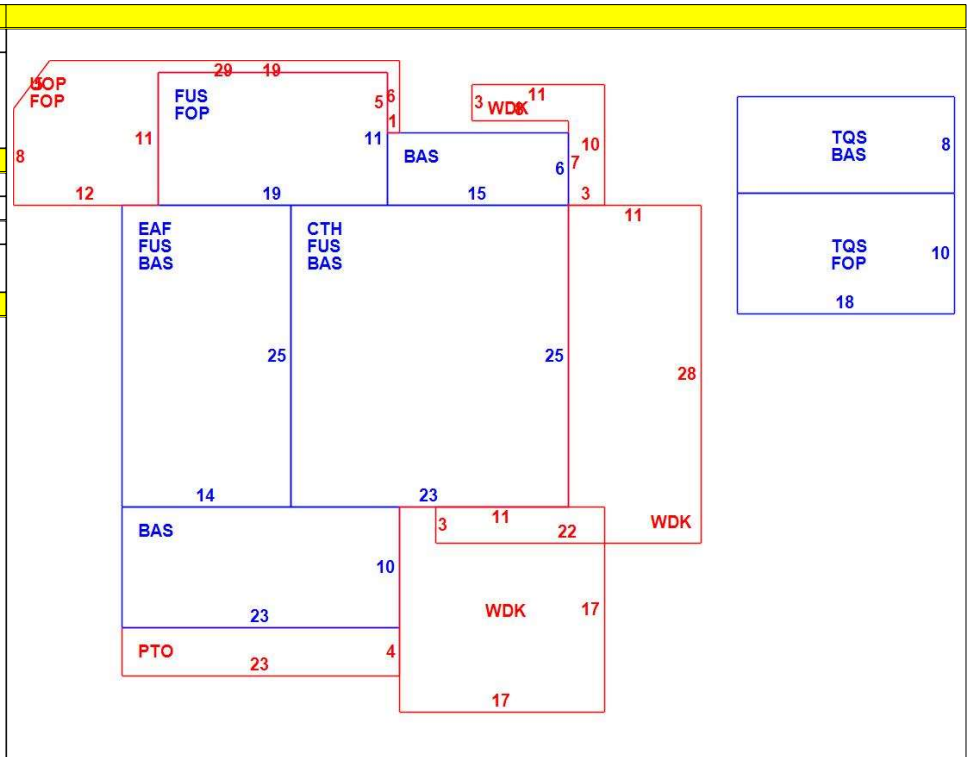
BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
2021-435	01-04-2021	RN	Res New Cons	130,000				BLD POOL CABANA W/ 1/2 B	05-23-2022	LS			11	Field Review
2021-376	12-10-2020	RA		2,500				MOVE SHED	04-27-2022	EH			01	Cyclical Reinspection
397-2017	04-28-2017	CO	CO ISSUED			0		DETCHD BDRM	05-04-2021	EP			01	Cyclical Reinspection
2017-397	01-25-2017	RA	Res Add/Alter	100,000		0		FGR2ND > DETCH BR/BTH	09-17-2018	EP			01	Cyclical Reinspection
2017-253	11-15-2016	RA	Res Add/Alter	20,000		0		REPL FGR WINDOWS	05-24-2017	PH			11	Field Review
302-2016	07-22-2016	CO	CO ISSUED			0		POOL	07-26-2016	EP			01	Cyclical Reinspection
268-2016	07-22-2016	CO	CO ISSUED			0		GAR 780SF	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	6	1.00	0060	2.600			17	1,111,000	
1	1010	SINGL FAM M-0	R60		0.100	AC 34,000.00	1.00000	0	1.00	0060	2.600			88,400	8,800	
Total Card Land Units					1.60	AC	Parcel Total Land Area					1.60	Total Land Value			1,119,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	06	Good			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	05	Salt Box			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs	1				
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	1,647,917
Year Built	1984
Effective Year Built	2017
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	1,565,500
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
FLU2	BRICK	B	1	700.00	2011		95		0.00	700
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
SHD1	SHED FRAME	L	280	16.00			100		0.00	4,500
SHD1	SHED FRAME	L	140	16.00	2015		100		0.00	2,200
SPL3	INGR GUNITE	L	648	100.00	2015		100		0.00	64,800
SPA1	SPA INGR W	L	1	4000.00	2015		100		0.00	4,000
PAT2	PATIO-GOOD	L	780	7.00	2015		100		0.00	5,500
FPL1	FPL MSNRY 1	B	1	3000.00	2011		95		0.00	2,900
PVL2	PAVILION GO	L	352	200.00	2015		100		0.00	70,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,389	1,389	1,389	524.29	728,233
CTH	Cath Cing	0	575	29	26.44	15,204
EAF	Attic, Expansion, Finished	123	350	123	184.25	64,487
FOP	Porch, Open, Finished	0	552	110	104.48	57,671
FUS	Upper Story, Finished	1,134	1,134	1,134	524.29	594,540
PTO	Patio	0	92	9	51.29	4,719
TQS	Three Quarter Story	243	324	243	393.21	127,401
UOP	Porch, Open, Unfinished	0	163	16	51.46	8,389
WDK	Deck, Wood	0	684	68	52.12	35,651
Ttl Gross Liv / Lease Area		2,889	5,263	3,121		1,636,295



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KANE CHARLES F				9 Town Street		Description	Code	Appraised	Assessed	1302
KANE AMANDA M				1 Paved		RESIDENTL	1010	2,299,200	2,299,200	
1 COLD SPRING BROOK RD		<b>SUPPLEMENTAL DATA</b>				RES LND	1010	1,119,800	1,119,800	EDGARTOWN, MA
HOPKINTON MA 01748		Alt Prcl ID	Restriction							
		PLN#/Rec LC 8761-50	Hist Distrct							
		Lot# 932	Other Note							
		Plan Notes	UC-Misc 1 mea./add UOP/W							
		Plan Notes	UC-Misc 2							
		Plan Notes								
		GIS ID M_283009_790149	Assoc Pid#							
						Total		3,419,000	3,419,000	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KANE CHARLES F	80	269	01-22-2020	Q	I	2,875,000	00	Year	Code	Assessed	Year	Code	Assessed			
WIENER MATTHEW B & ROCHE BRIAN C & ALISON L	0076	0129	10-26-2015	U	I	1,540,000	1	2023	1010	2,191,400	2022	1010	1,390,000			
FIRST PRESIDENTIAL PROPERTIES LLC	0071	0327	02-28-2012	U	I	985,000	1S		1010	1,128,800		1010	1,126,300			
RUITENBERG PAUL III &	0071	0269	01-17-2012	U	I	860,000	1L									
	0053	0277	03-27-1998	Q	I	399,000	00									
								Total		3,320,200	Total		2,516,300	Total		2,348,600

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	Batch
0060				

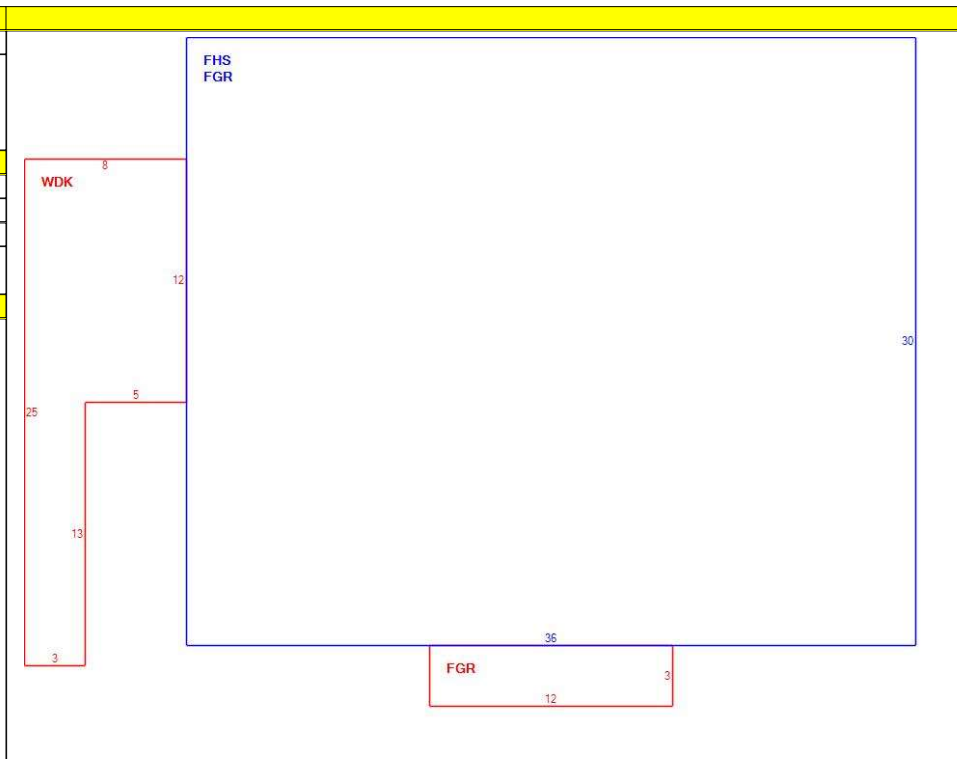
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,143,500
Appraised Xf (B) Value (Bldg)	3,600
Appraised Ob (B) Value (Bldg)	152,100
Appraised Land Value (Bldg)	1,119,800
Special Land Value	0
Total Appraised Parcel Value	3,419,000
Valuation Method	C
Total Appraised Parcel Value	3,419,000

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	1010	SINGL FAM M-0			SF	0.00	1.00000		1.00		1.000			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.60	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
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	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		621,516
			Year Built		2015
			Effective Year Built		2015
			Depreciation Code		
			Remodel Rating		
			Year Remodeled		
			Depreciation %		7
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		93
			Cns Sect Rcnld		578,000
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FGR	Garage	0	1,116	446	248.38	277,196	
FHS	Half Story, Finished	540	1,080	540	310.76	335,619	
WDK	Deck, Wood	0	135	14	64.45	8,701	
Ttl Gross Liv / Lease Area		540	2,331	1,000		621,516	

