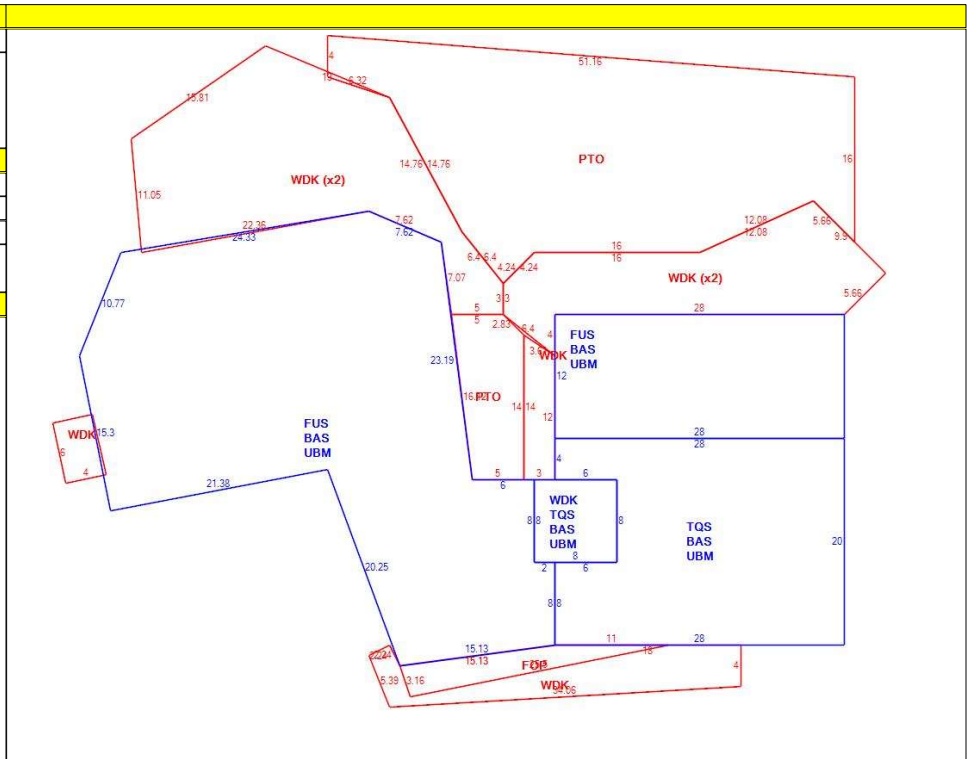


CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model:	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy:	1				
Exterior Wall 1:	14	Wood Shingle			
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	10	Wood Shingle			
Interior Wall 1:	03	Plastered			
Interior Wall 2:					
Interior Flr 1:	12	Hardwood			
Interior Flr 2:	14	Carpet			
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms:	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Ownr	0.0	
Adjust Type			B	S	
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New					2,438,676
Year Built					1984
Effective Year Built					2007
Depreciation Code					G
Remodel Rating					
Year Remodeled					
Depreciation %					15
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					
Percent Good					85
Cns Sect Rcnld					2,072,900
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
FPL3	FPL MSNRY 2	B	1	4000.00	2006		85		0.00	3,400
ODS	OUTDOOR S	L	1	700.00	2010		100		0.00	700
SPL3	INGR GUNITE	L	720	100.00	2013		100		0.00	72,000
PAT2	PATIO-GOOD	L	234	7.00	2013		100		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,068	2,068	2,068	520.59	1,076,580
FOP	Porch, Open, Finished	0	51	10	102.08	5,206
FUS	Upper Story, Finished	1,492	1,492	1,492	520.59	776,720
PTO	Patio	0	875	88	52.36	45,812
TQS	Three Quarter Story	432	576	432	390.44	224,895
UBM	Basement, Unfinished	0	2,068	414	104.22	215,524
WDK	Deck, Wood	0	1,671	167	52.03	86,939
Ttl Gross Liv / Lease Area		3,992	8,801	4,671		2,431,676

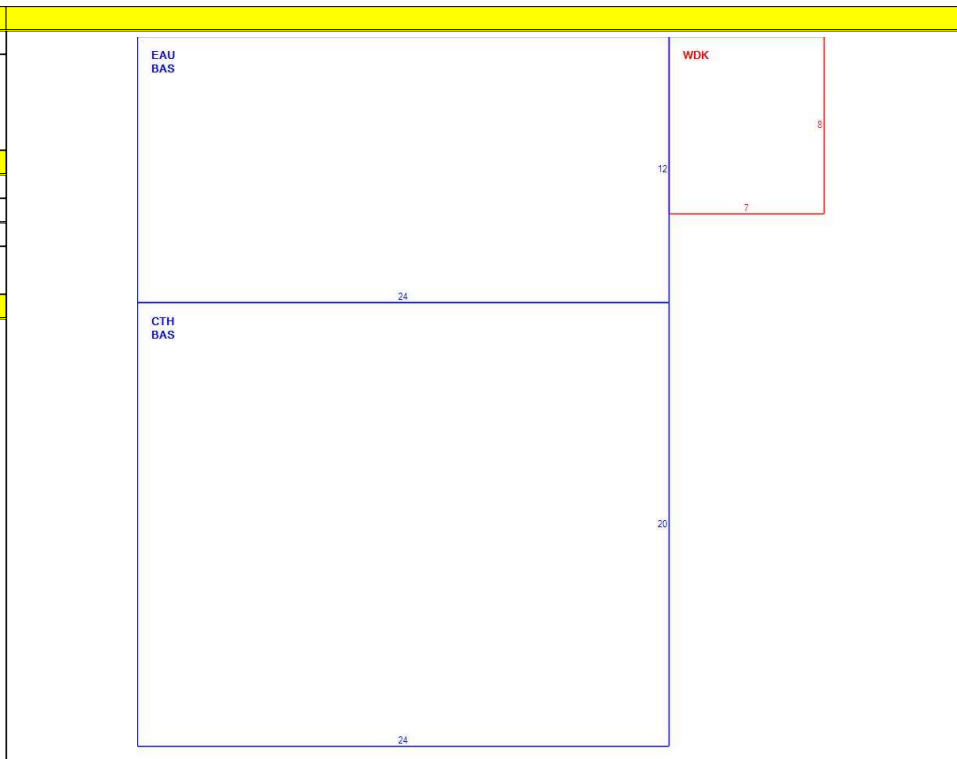


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION					
RANALDI ROBERT D 9 PATTON RD WELLESLEY MA 02482						Description	Code	Appraised	Assessed						
						RESIDENTL	1010	2,485,700	2,485,700						
						RES LND	1010	1,400,800	1,400,800						
SUPPLEMENTAL DATA															
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282349_789817				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#											
						Total		3,886,500	3,886,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RANALDI ROBERT D		80 301	02-12-2020	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed		
12 KATAMA FARM SOUTH LLC		0078 0309	04-05-2018	U	I		1 1A	2023	1010	2,389,900	2022	1010	1,786,600		
RANALDI ROBERT D		0076 0239	02-17-2016	U	I		1 1A		1010	1,411,400		1010	1,408,340		
12 KATAMA FARM SOUTH LLC		0074 0035	10-23-2013	U	I		1 1A					2021	1010	1,234,190	
RANALDI ROBERT D & ASHLEY D		0070 0307	03-14-2011	U	I		1 1A							Total	3,020,790
		Total						3,801,300	Total		3,194,940	Total			
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0060															
NOTES															
"FITNESS BARN" FUNC=NO KIT															
								Appraised Bldg. Value (Card)				2,407,300			
								Appraised Xf (B) Value (Bldg)				3,400			
								Appraised Ob (B) Value (Bldg)				75,000			
								Appraised Land Value (Bldg)				1,400,800			
								Special Land Value				0			
								Total Appraised Parcel Value				3,886,500			
								Valuation Method				C			
								Total Appraised Parcel Value				3,886,500			
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY						
									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:	03	Colonial			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy	1				
Exterior Wall 1	12	Cedar or Redwd			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:					
Total 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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	384,376
Year Built	2015
Effective Year Built	2019
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	10
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	334,400
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
ODS	OUTDOOR S	L	1	700.00	2015		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	441.81	339,312
CTH	Cath Cing	0	480	24	22.09	10,603
EAU	Attic, Expansion, Unfinished	0	288	72	110.45	31,810
WDK	Deck, Wood	0	56	6	47.34	2,651
Ttl Gross Liv / Lease Area		768	1,592	870		384,376

