

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
COOGAN GEOGHAN E --TRS			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed							
11 TRINITY TERRACE				1 Paved		RESIDENTL	1010	1,156,800	1,156,800	VISION						
NEWTON MA 02459		SUPPLEMENTAL DATA			RES LND	1010	867,400	867,400								
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2			GIS ID M_283577_789897		Assoc Pid#		Total 2,024,200		2,024,200					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COOGAN GEOGHAN E --TRS		81 183	09-24-2020	Q	I	2,200,000	00	Year	Code	Assessed	Year	Code	Assessed			
DOUGHERTY PATRICIA & DOUGHERTY FRANK T & GATES MARJORIE D		0072 0191 0055 0131 0041 0117 0014 0261	10-05-2012 02-11-1999 10-17-1989 09-01-1966	U Q Q Q	I I I I	1 499,000 0 1	1A 00 00 00	2023	1010 1010	1,089,600 770,200	2022	1010 1010	686,700 1,127,128	2021	1010 1010	435,100 682,965
		Total						Total		1,859,800	Total		1,813,828	Total		1,118,065
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		APPRAISED VALUE SUMMARY						
0060										Appraised Bldg. Value (Card) 1,152,800						
										Appraised Xf (B) Value (Bldg) 3,300						
										Appraised Ob (B) Value (Bldg) 700						
										Appraised Land Value (Bldg) 867,400						
										Special Land Value 0						
										Total Appraised Parcel Value 2,024,200						
										Valuation Method C						
										Total Appraised Parcel Value 2,024,200						
NOTES				STREET NAME CHGD 8/2016(WAS TOWN LOT RD)												
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	
										05-24-2022	LS			11	Field Review	
										04-21-2021	EH			01	Cyclical Reinspection	
										05-24-2017	PH			11	Field Review	
										06-17-2014	SER			11	Field Review	
										11-11-2011	DM			11	Field Review	
										12-12-2003	CR			01	Cyclical Reinspection	
										09-18-1978						
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		19,558 SF	16.13	1.00000	7	1.00	0068	2.200			V12	44.35	867,400
Total Card Land Units					0.45 AC	Parcel Total Land Area					0.45	Total Land Value			867,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	07	Very Good			
Stories:	1.5	1 1/2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			Building Value New		1,213,481
			Year Built		1950
			Effective Year Built		2017
			Depreciation Code		R
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			Cns Sect Rcnd		1,152,800
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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	1,213,481
Year Built	1950
Effective Year Built	2017
Depreciation Code	R
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	1,152,800
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
FPL2	FPL MSNRY 1	B	1	3500.00	2001		95		0.00	3,300
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	1,363	1,363	1,363	523.00	712,850
FGR	Garage	0	480	192	209.20	100,416
FHS	Half Story, Finished	657	1,313	657	261.70	343,612
FOP	Porch, Open, Finished	0	20	4	104.60	2,092
PTO	Patio	0	120	12	52.30	6,276
UBM	Basement, Unfinished	0	160	32	104.60	16,736
WDK	Deck, Wood	0	380	38	52.30	19,874
Ttl Gross Liv / Lease Area		2,020	3,836	2,298		1,201,856

