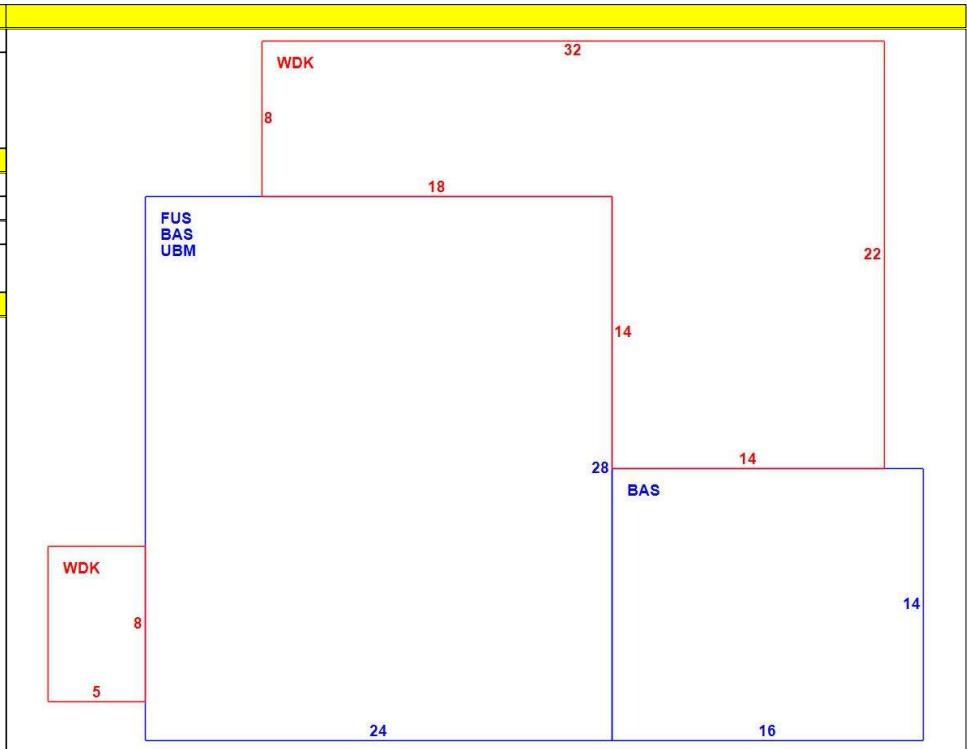


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
EVANS THOMAS W & DONNA M 31 COOLIDGE ST BROOKLINE MA 02446					Description	Code	Appraised	Assessed	RESIDENTL 1010 468,800 RES LND 1010 383,700							
					SUPPLEMENTAL DATA							Total		852,500	852,500	
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_277713_795153				Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EVANS THOMAS W & DONNA M		0863 0635	01-04-2002	Q	I	387,950	00	Year	Code	Assessed	Year	Code	Assessed			
HAKES JOHN E & PATRICIA A		0604 0146	04-26-1993	U	I	1	1A	2023	1010	477,400	2022	1010	355,900			
HAKES JOHN E		0551 0006	01-04-1991	U	V	1	1		1010	348,100		1010	348,200			
HAKES JOHN E		00392 0882	06-15-1982	Q	V	18,500	00	Total		825,500	Total	704,000	Total	704,100		
PEARLMUTTER SAMUEL &		0336 0476	07-26-1976			0		Total		825,500	Total	704,000	Total	704,100		
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										
0040																
NOTES																
LOT 31 SILVA CF 93																
Appraised Bldg. Value (Card)								464,200								
Appraised Xf (B) Value (Bldg)								3,400								
Appraised Ob (B) Value (Bldg)								1,200								
Appraised Land Value (Bldg)								383,700								
Special Land Value								0								
Total Appraised Parcel Value								852,500								
Valuation Method								C								
Total Appraised Parcel Value								852,500								
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		
2024-318	10-25-2023	RA	Res Add/Alter			0		RENO DECK	08-23-2022	EH		6	01	Cyclical Reinspection		
									05-25-2022	DM			11	Field Review		
									05-25-2017	AU			11	Field Review		
									11-09-2011	RK			11	Field Review		
									12-14-2010	EP			01	Cyclical Reinspection		
									05-06-2003	WP			11	Field Review		
									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		33,904 SF	10.78	1.00000	4	1.00	0040	1.050			11.32	383,700	
Total Card Land Units					0.78	AC	Parcel Total Land Area					0.78	Total Land Value			383,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	2	2 Stories			
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6				
Bath Style:	02	Average			
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		546,079			
Year Built		1991			
Effective Year Built		2007			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		15			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		85			
Cns Sect Rcnld		464,200			
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
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
PAT1	PATIO-AVG	L	120	4.50			100		0.00	500
FPL3	FPL MSNRY 2	B	1	4000.00	2001		85		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896	896	308.73	276,618
FUS	Upper Story, Finished	672	672	672	308.73	207,464
UBM	Basement, Unfinished	0	672	134	61.56	41,369
WDK	Deck, Wood	0	492	49	30.75	15,128
Ttl Gross Liv / Lease Area		1,568	2,732	1,751		540,579

