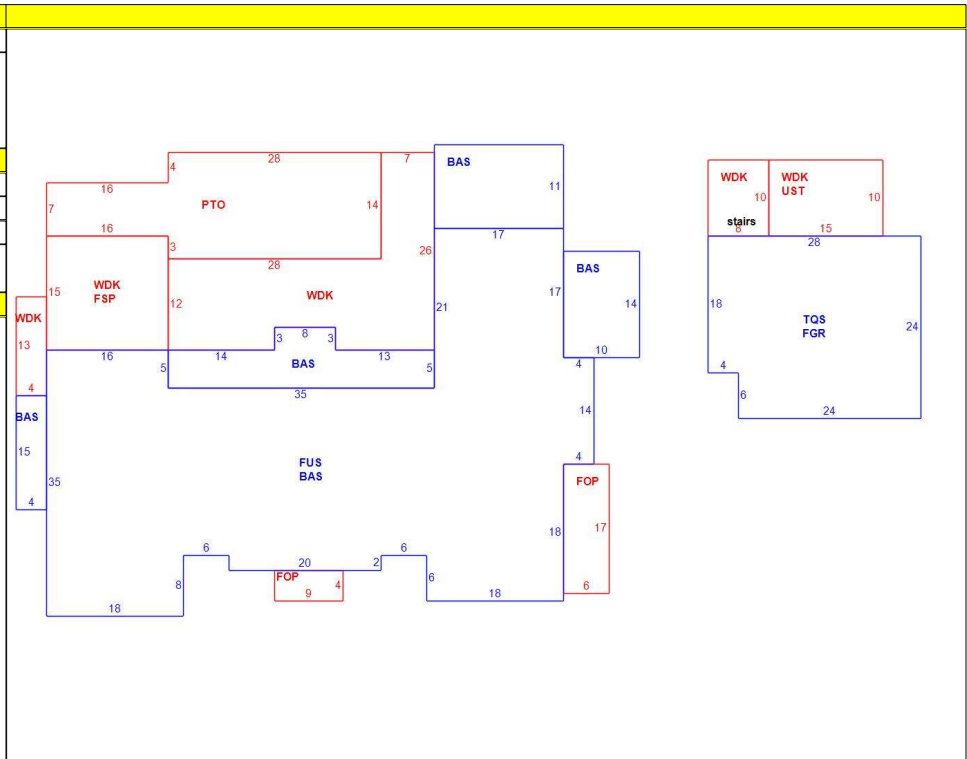


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
MINICUS BRIDGETTE J--TRS MINICUS JR ROBERT G--TRS 346 MAIN ST			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed			VISION			
HINGHAM MA 02043				1 Paved		RESIDENTL RES LND	1010 1010	4,405,100 6,183,600	4,405,100 6,183,600						
SUPPLEMENTAL DATA						Total		10,588,700	10,588,700						
Alt Prcl ID PLN#/Rec LC 8761-20 Lot# 328 Plan Notes LC 8761-J Plan Notes 27 Plan Notes GIS ID M_283749_789772		Restriction Hist Distrct 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)						
MINICUS BRIDGETTE J--TRS			80 39	06-20-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
MINICUS ROBERT G JR & GROEL CAMPBELL C JR & ROSE F TRS			0077 0304	04-13-2017	U	I	4,500,000	1	2023	1010	4,301,700	2022	1010	2,751,200	
GROEL CAMPBELL C JR			0052 0175	07-23-1997	U	I	1	1A		1010	5,492,900		1010	8,011,935	
GROEL CAMPBELL C JR			0017 0223	10-14-1969			0		Total		9,794,600	Total		10,763,135	
Total												Total		7,901,667	
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								APPRAISED VALUE SUMMARY				
Nbhd			Nbhd Name			B			Tracing			Batch			
EBR															
NOTES												Appraised Bldg. Value (Card)			4,297,500
ABUTS TOWN LANDING												Appraised Xf (B) Value (Bldg)			7,900
												Appraised Ob (B) Value (Bldg)			99,700
												Appraised Land Value (Bldg)			6,183,600
												Special Land Value			0
												Total Appraised Parcel Value			10,588,700
												Valuation Method			C
												Total Appraised Parcel Value			10,588,700
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	
573-2018	10-29-2019	CO				0		POOL HOUSE	05-24-2022	LS			11	Field Review	
572-2018	10-29-2019	CO				0		IN GROUND SWIMMING PO	08-26-2019	EP			01	Cyclical Reinspection	
38-2018	10-29-2019	CO				0		GARAGE W/ LIVING ABOVE	01-25-2019	EP			01	Cyclical Reinspection	
37-2018	08-28-2018	CO	CO ISSUED			0		SFR	09-18-2018	EP			00	Measur+Listed	
2018-573	05-29-2018	RN	Res New Cons	110,000		0		16 X 16 POOL HOUSE	11-21-2017	EP			01	Cyclical Reinspection	
2018-572	05-25-2018	RN	Res New Cons	116,200		0		15 X 30 POOL	05-24-2017	PH			11	Field Review	
2018-38	08-16-2017	RN	Res New Cons	280,000		0		GAR WITH LIVING 768 SF	06-17-2014	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	7	1.00	0068	2.200	WF	W65	93.52	6,110,700
1	1010	SINGL FAM M-0	R60		260 FF	0.01	1.00000	0	1.00	0068	2.200			0.02	0
1	1010	SINGL FAM M-0	R60		0.300 AC	34,000.00	1.00000	0	0.50	0068	2.200	3.25 TOPO/TOWN LNDG	W65	243,100	72,900
Total Card Land Units					1.80	AC	Parcel Total Land Area					1.80	Total Land Value		6,183,600

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	06	Cust Wd Panel			
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					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne		0.0
Adjust Type		Code	Description		Factor%
Condo Flr			Condo Unit		
COST / MARKET VALUATION					
Building Value New			4,340,902		
Year Built			2017		
Effective Year Built			2021		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			1		
Functional Obsol			0		
External Obsol					
Trend Factor			1		
Condition					
Condition %			99		
Percent Good			99		
Cns Sect Rcnd			4,297,500		
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
DCK1	DOCKS-RES	L	600	95.00	1980		75		0.00	42,800
FPL3	FPL MSNRY 2	B	2	4000.00	2016		99		0.00	7,900
SPL3	INGR GUNITE	L	450	100.00			100		0.00	45,000
BTH2	W/PLUMBING	L	256	30.00			100		0.00	7,700
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
PAT2	PATIO-GOOD	L	500	7.00			100		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,867	2,867	2,867	695.38	1,993,643
FGR	Garage	0	648	259	277.94	180,102
FOP	Porch, Open, Finished	0	138	28	141.09	19,471
FSP	Porch, Screen, Finished	0	240	60	173.84	41,723
FUS	Upper Story, Finished	2,281	2,281	2,281	695.38	1,586,153
PTO	Patio	0	504	50	68.99	34,769
TQS	Three Quarter Story	486	648	486	521.53	337,953
UST	Utility, Storage, Unfinished	0	150	68	315.24	47,286
WDK	Deck, Wood	0	1,016	102	69.81	70,928
Ttl Gross Liv / Lease Area		5,634	8,492	6,201		4,312,028

