

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT																	
16 MATTAKESETT BAY ROAD LLC						Description	Code	Appraised	Assessed														
132 SCITUATE ST						CONDO	1020	779,400	779,400														
ARLINGTON MA 02476						SUPPLEMENTAL DATA Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_283290_789710						Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#											
1302 EDGARTOWN, MA																							
						VISION																	
						Total			779,400			779,400											
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
16 MATTAKESETT BAY ROAD LLC			0010	0270	02-13-2023	U	I	100	1V	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
NEWTON FRANCIS C III & CLAYDON DAVID & TABITHA			0010	0144	10-28-2015	U	I	2,000,000	1V	2023	1020	779,400	2022	1020	851,900	2021	1020	851,900					
COHEN DAVID L & MCARTHUR JOHN H			0010	0046	04-15-2008	U	I	770,000	1														
			0055	0139	02-16-1999	Q	I	300,000	00														
			0031	0189	09-23-1983	Q	I	150,000	00														
						Total			779,400			Total			851,900			Total			851,900		
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								APPRAISED VALUE SUMMARY															
Nbhd	Nbhd Name		B	Tracing		Batch																	
0050																							
NOTES																							
534 UN A MATT COND UNIT M9; COM INT 50%																							
-RIGHT SIDE-																							
2015 SALE INCL 51A-9B																							
Appraised Bldg. Value (Card)												769,300											
Appraised Xf (B) Value (Bldg)												0											
Appraised Ob (B) Value (Bldg)												10,100											
Appraised Land Value (Bldg)												0											
Special Land Value												0											
Total Appraised Parcel Value												779,400											
Valuation Method												C											
Total Appraised Parcel Value												779,400											
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								
2013-208	12-28-2012	RN	Res New Cons					GARAGE 375SF		05-24-2022	LS			11	Field Review								
2013-207	12-28-2012	RA	Res Add/Alter					ADD 132 SF		05-24-2017	PH			11	Field Review								
										12-02-2016	EP			01	Cyclical Reinspection								
										11-28-2011	DM			11	Field Review								
										10-26-2009	EP			01	Cyclical Reinspection								
										10-02-2007	EP			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	1020	CONDO M-05	R60		0 SF	28.56	1.00000	6	0.00	0060	2.600				0.0000	0	0						
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value					0					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	55	Condominium			
Model	05	Res Condo			
Grade	04	Above Ave			
Stories:	2	2 Stories			
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel:	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Ttl Bedrms:	03	3 Bedrooms			
Ttl Bathrms:	2	2 Full			
Ttl Half Bths:	1				
Xtra Fixtres					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			

CONDO DATA			
Parcel Id	101907	C 19	Owne 0.0
MATTAKESETT II		B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	02	02	190

COST / MARKET VALUATION	
Building Value New	961,661
Year Built	1975
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnd	769,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS (630 sf)	
FUS (689 sf)	
WDK (650 sf)	
FOP (90 sf)	
BAS (32 sf)	DECK APROX.
FHS (340 sf)	
	<<<<< 7X7 UST > BATH RM

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
ODP	OUTDOOR PL	L	1	700.00	2008		100		0.00	700
FGR1	GAR 1ST-AVE	L	375	25.00	2013		100		0.00	9,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	662	662	662	594.40	393,490
FHS	Half Story, Finished	170	340	170	297.20	101,047
FOP	Porch, Open, Finished	0	90	18	118.88	10,699
FUS	Upper Story, Finished	689	689	689	594.40	409,539
WDK	Deck, Wood	0	650	65	59.44	38,636
Ttl Gross Liv / Lease Area		1,521	2,431	1,604		953,411

