

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
16 MATTAKESETT BAY ROAD LLC						Description	Code	Appraised	Assessed									
						CONDO	1020	789,600	789,600									
132 SCITUATE ST						SUPPLEMENTAL DATA Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_283290_789710												
ARLINGTON MA 02476																		
						Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#												
						Total			789,600									
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 TABITHA & DAVID J		0010	0144	10-28-2015	U	I	2,000,000	1V	2023	1020	789,600	2022	1020	864,700	2021	1020	864,700	
PERLMUTTER JEFFREY & CLARK CHARMIAN G TRS		0010	0134	04-29-2015	Q	I	750,000	00										
		0010	0026	10-16-2006	Q	I	725,000	00										
		0042	0183	10-12-1990	U	I	1	1A										
						Total			789,600			Total			864,700			
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				Appraised Bldg. Value (Card) 786,100								
0050										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 3,500								
										Appraised Land Value (Bldg) 0								
										Special Land Value 0								
										Total Appraised Parcel Value 789,600								
										Valuation Method C								
										Total Appraised Parcel Value 789,600								
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		
											05-24-2017	PH			11	Field Review		
											12-02-2016	EP			01	Cyclical Reinspection		
											11-28-2011	DM			11	Field Review		
											11-08-2011	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	1.00	0060	2.600				0.0000		74.26	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value					0

**VISION**

1302

EDGARTOWN, MA

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:	02	Heat Pump					
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					
				<b>CONDO DATA</b>			
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			
				<b>COST / MARKET VALUATION</b>			
Building Value New				982,658			
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				786,100			
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 (404 sf)
FOP (90 sf)
UST (32 sf)
FHS (340 sf)

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
FOP	SCREEN HOU	L	170	12.00	1980		100		0.00	2,000
WDK	WOOD DECK	L	40	20.00			100		0.00	800
ODP	OUTDOOR PL	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	630	630	630	624.22	393,257	
FHS	Half Story, Finished	170	340	170	312.11	106,117	
FOP	Porch, Open, Finished	0	90	18	124.84	11,236	
FUS	Upper Story, Finished	689	689	689	624.22	430,086	
UST	Utility, Storage, Unfinished	0	32	14	273.09	8,739	
WDK	Deck, Wood	0	404	40	61.80	24,969	
Ttl Gross Liv / Lease Area		1,489	2,185	1,561		974,404	

