

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA									
106 MATTAKESETT WAY LLC						Description	Code	Appraised	Assessed										
22 THOMAS PARK						RESIDENTL	1010	992,600	992,600	VISION									
SOUTH BOSTON MA 02127						RES LND	1010	2,410,700	2,410,700										
SUPPLEMENTAL DATA																			
Alt Prcl ID		Restriction																	
PLN#/Rec		Hist Distrct																	
Lot#		Other Note																	
Plan Notes		UC-Misc 1																	
Plan Notes		UC-Misc 2																	
Plan Notes																			
GIS ID		Assoc Pid#																	
M_282349_789390				Total		3,403,300		3,403,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
106 MATTAKESETT WAY LLC				1519 7	01-27-2020	U	I	2,465,000	1A	Year	Code	Assessed	Year	Code	Assessed				
YETT AUDREY H				0706 0781	08-25-1997	U	I	1	1A	2023	1010	687,300	2022	1010	529,200				
YETT HARRIS S & AUDREY H				0606 0231	05-24-1993	U	I	1	1A		1010	2,511,300		1010	2,367,796				
YETT HARRIS S & AUDREY				00419 0658	02-04-1985	Q	I	350,000	00						2021	1010	361,400		
SNIDER STANLEY W				00360 0294	09-01-1978			0								1010	2,151,993		
Total										3,198,600		Total		2,896,996		Total		2,513,393	
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											
0070																			
NOTES																			
ADDIT 1988; PART RENOV 2013 (NEW KIT)																			
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			
2013-274	03-11-2013	RA	Res Add/Alter					NEW KITCHEN			05-23-2022	LS			11	Field Review			
											12-03-2020	EP			01	Cyclical Reinspection			
											05-24-2017	PH			11	Field Review			
											07-29-2014	EP			01	Cyclical Reinspection			
											11-28-2011	DM			11	Field Review			
											10-02-2003	CR			01	Cyclical Reinspection			
											08-14-1979								
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		26,158 SF	12.80	1.00000	6	1.00	0070	3.200	VW			V22		92.16	2,410,700	
Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value					2,410,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	08	Raised Ranch			
Model	01	Residential			
Grade:	06	Good			
Stories:	1				
Occupancy					
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	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					

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	1,151,931
Year Built	1978
Effective Year Built	2007
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnd	979,100
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
FPL	MTL-WD C/PI	B	1	2000.00	2006		85		0.00	1,700
FGR2	GAR 1ST-GO	L	352	35.00	1980		90		0.00	11,100
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	1,724	1,724	1,724	474.14	817,414
FOP	Porch, Open, Finished	0	50	10	94.83	4,741
SFB	Base, Semi-Finished	0	814	611	355.89	289,698
WDK	Deck, Wood	0	553	55	47.16	26,078
Ttl Gross Liv / Lease Area		1,724	3,141	2,400		1,137,931

