

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
OLSON CAROL F							Description	Code	Appraised	Assessed	1302		
41 SHAW DR							RESIDENTL	1090	1,106,700	1,106,700			
WAYLAND MA 01778							RES LND	1090	1,710,300	1,710,300	EDGARTOWN, MA		
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						Assoc Pid#							
GIS ID M_282587_789647						Total						2,817,000	2,817,000

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
VERDI MARK	0084	0345	05-24-2023	Q	I	3,860,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
OLSON CAROL F	0070	0159	11-19-2010	U	I	1,450,000	1	2023	1090	1,094,900	2022	1090	756,900	2021	1090	731,400			
DUNES ROAD LLC	0064	0249	12-21-2005	U	I	1	1A		1090	1,781,500		1090	1,679,695		1090	1,526,604			
STUBBLEBINE DAVID	0061	0239	09-17-2003	Q	I	1,090,000	00	Total									2,876,400	2,436,595	2,258,004
GUARRIELLO RITA	0048	0235	03-08-1995	Q	I	490,000	00	Total									2,876,400	2,436,595	2,258,004

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							
0070						Appraised Bldg. Value (Card)	1,103,600				
						Appraised Xf (B) Value (Bldg)	1,700				
						Appraised Ob (B) Value (Bldg)	1,400				
						Appraised Land Value (Bldg)	1,710,300				
						Special Land Value	0				
						Total Appraised Parcel Value	2,817,000				
						Valuation Method	C				
						Total Appraised Parcel Value	2,817,000				

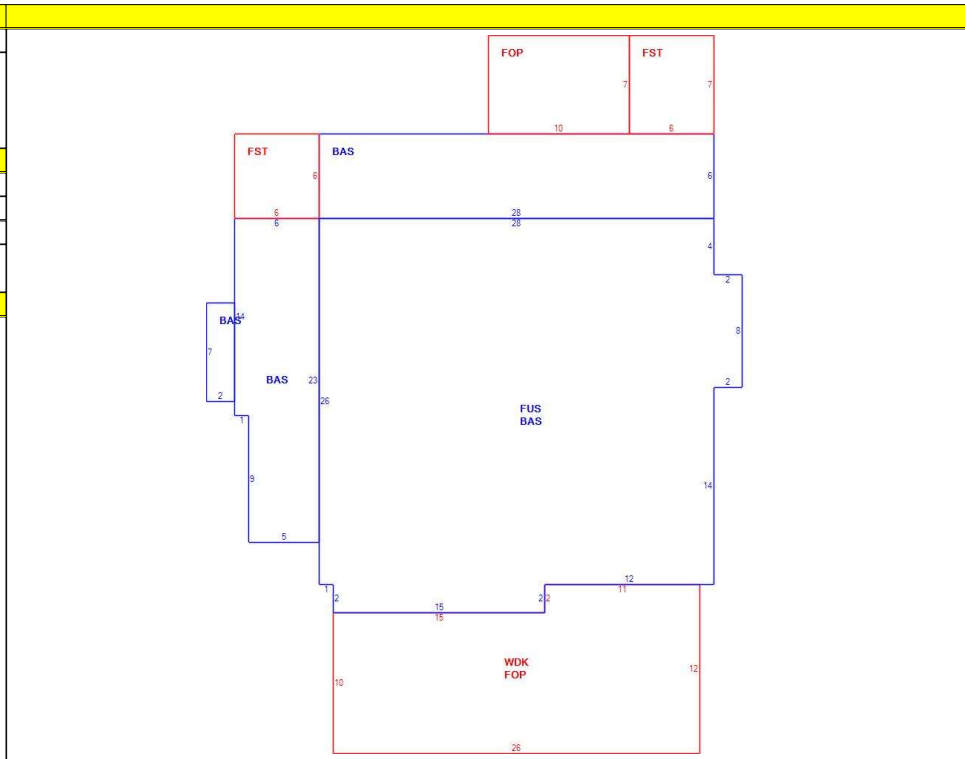
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
2021-407	12-21-2020	RN	Res New Cons	8,291		0		BLD SHED			05-23-2022	LS			11	Field Review
90-2014	06-26-2014	CO	CO ISSUED					GH ALTER			05-24-2017	PH			11	Field Review
2014-90	10-02-2013	RA	Res Add/Alter					ALTS TO GH			07-29-2014	EP			01	Cyclical Reinspection
											11-28-2011	DM			11	Field Review
											10-07-2003	CR			01	Cyclical Reinspection
											01-28-1982					

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	1090	MULTI HSES	R60		65,340	SF	6.54	1.00000	6	1.00	0070	3.200	VIEW	V12	26.18	1,710,300
Total Card Land Units					1.50	AC	Parcel Total Land Area					1.50	Total Land Value			1,710,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	05	Salt Box			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
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	631,848
Year Built	1981
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 Rcnd	537,100
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	2001		85		0.00	1,700
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	1,085	1,085	1,085	312.05	338,572
FOP	Porch, Open, Finished	0	352	70	62.06	21,843
FST	Utility, Finished	0	78	39	156.02	12,170
FUS	Upper Story, Finished	774	774	774	312.05	241,525
WDK	Deck, Wood	0	282	28	30.98	8,737
Ttl Gross Liv / Lease Area		1,859	2,571	1,996		622,847



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OLSON CAROL F						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
41 SHAW DR						RESIDENTL	1090	1,106,700	1,106,700	
WAYLAND MA 01778						RES LND	1090	1,710,300	1,710,300	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282587_789647				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#						
						2,817,000 2,817,000				

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VERDI MARK	0084	0345	05-24-2023	Q	I	3,860,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed						
OLSON CAROL F	0070	0159	11-19-2010	U	I	1,450,000	1	2023	1090	1,094,900	2022	1090	756,900	2021	1090	731,400						
DUNES ROAD LLC	0064	0249	12-21-2005	U	I	1	1A		1090	1,781,500		1090	1,679,695		1090	1,526,604						
STUBBLEBINE DAVID	0061	0239	09-17-2003	Q	I	1,090,000	00	Total														
GUARRIELLO RITA	0048	0235	03-08-1995	Q	I	490,000	00	2,876,400			Total			2,436,595			Total			2,258,004		

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							
0070						Appraised Bldg. Value (Card)	1,103,600				
						Appraised Xf (B) Value (Bldg)	1,700				
						Appraised Ob (B) Value (Bldg)	1,400				
						Appraised Land Value (Bldg)	1,710,300				
						Special Land Value	0				
						Total Appraised Parcel Value	2,817,000				
						Valuation Method	C				
						Total Appraised Parcel Value	2,817,000				

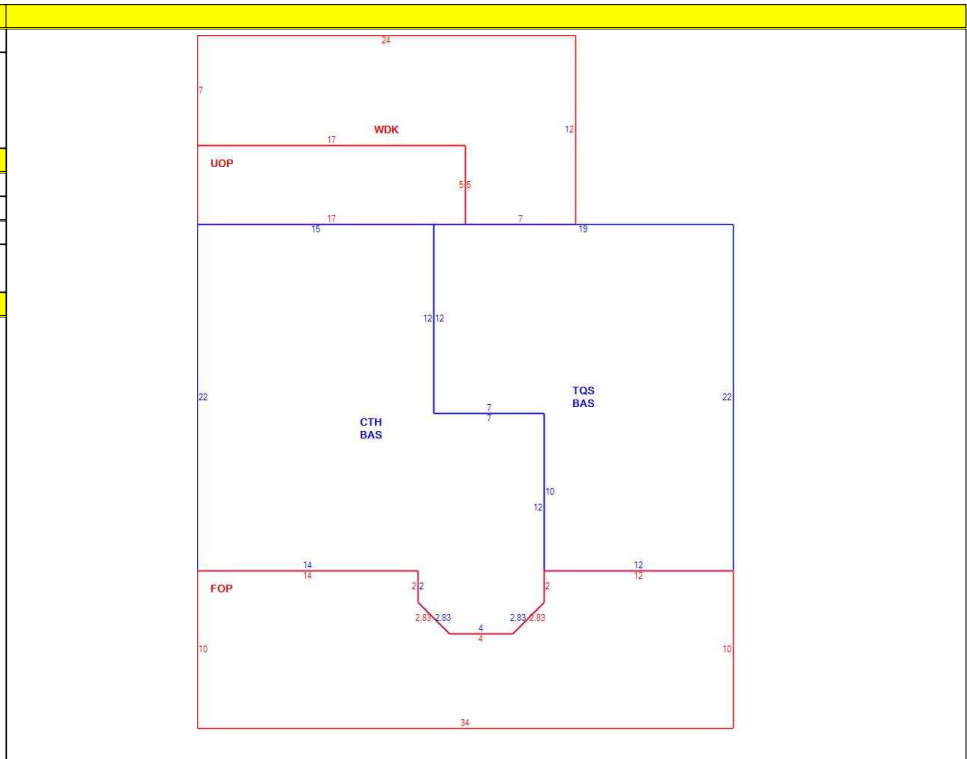
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	

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		
2	1090	MULTI HSES	R60		0 SF	57.18	1.00000	6	1.00	0070	3.200			182.98	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.50	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	06	Good			
Stories:	1.5	1 1/2 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					
Heat Fuel	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
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	596,311
Year Built	2013
Effective Year Built	2017
Depreciation Code	A
Remodel Rating	
Year Remodeled	2013
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	566,500
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
ODS	OUTDOOR S	L	1	700.00	2013		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	776	776	776	512.89	398,003
CTH	Cath Cing	0	428	21	25.17	10,771
FOP	Porch, Open, Finished	0	312	62	101.92	31,799
TQS	Three Quarter Story	261	348	261	384.67	133,864
UOP	Porch, Open, Unfinished	0	85	9	54.31	4,616
WDK	Deck, Wood	0	203	20	50.53	10,258
Ttl Gross Liv / Lease Area		1,037	2,152	1,149		589,311

