

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
MCMANN JOHN B & NICHOLA				9 Town Street 1 Paved		Description	Code	Appraised	Assessed			VISION				
152 PARK VIEW ROAD N		SUPPLEMENTAL DATA				CONDO	1020	1,365,200	1,365,200							
POUND RIDGE NY 10576		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2												
GIS ID M_282888_789717				Assoc Pid#				Total	1,365,200	1,365,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCMANN JOHN B & NICHOLA		0070 0185	12-08-2010	Q	I	508,000	00	Year	Code	Assessed	Year	Code	Assessed			
CNTL LLC		0062 0335	09-21-2004	U	I	1	1A	2023	1020	885,600	2022	1020	769,800			
NICOL SCOTT		0062 0331	09-21-2004	U	I	1	1A				2021	1020	769,800			
CNTL LLC		0061 0041	04-04-2003	Q	I	400,000	00									
NAEGLE MATTHEW B		00038 0375	10-28-1987	Q	I	172,500	00									
		Total						Total	885,600	Total	769,800	Total	769,800			
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					
										Appraised Bldg. Value (Card)		1,365,200				
										Appraised Xf (B) Value (Bldg)		0				
										Appraised Ob (B) Value (Bldg)		0				
										Appraised Land Value (Bldg)		0				
										Special Land Value		0				
										Total Appraised Parcel Value		1,365,200				
										Valuation Method		C				
										Total Appraised Parcel Value		1,365,200				
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		
152	01-01-2003	AD	Addition		01-13-2004		01-01-2004		10-31-2022	EH		6	01	Cyclical Reinspection		
									05-23-2022	LS			11	Field Review		
									05-24-2017	PH			11	Field Review		
									11-28-2011	DM			11	Field Review		
									07-11-2005	EP			12	Bldg Permit/Measur/New C		
									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	7	5.00	0070	3.200		0.0000	456.96	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	05	Average +20			
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:	2				
Xtra Fixtres					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id	101910	C 22	Ownr	0.0	
	MATTAKESSETT I	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	01	01	325		
COST / MARKET VALUATION					
Building Value New				1,706,530	
Year Built				1973	
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				1,365,200	
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

BAS (595 sf)
FUS (646 sf)
UOP (304 sf)
UST (36 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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	595	595	595	1,162.96	691,958	
FHS	Half Story, Finished	170	340	170	581.48	197,702	
FUS	Upper Story, Finished	646	646	646	1,162.96	751,269	
UOP	Porch, Open, Unfinished	0	304	30	114.77	34,889	
UST	Utility, Storage, Unfinished	0	36	16	516.87	18,607	
Ttl Gross Liv / Lease Area		1,411	1,921	1,457		1,694,425	

