

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SEIFE HOWARD & AMY RALSTON								Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
								RESIDENTL	1090	1,398,900	1,398,900	
2 WILLOW AVE				SUPPLEMENTAL DATA				RES LND	1090	1,349,800	1,349,800	VISION
				Alt Prcl ID	Restriction							
LARCHMONT	NY	10538	PLN#/Rec	Hist Distrct								
			Lot#	Other Note								
			Plan Notes	UC-Misc 1								
			Plan Notes	UC-Misc 2								
			Plan Notes									
			GIS ID	M_280434_791040			Assoc Pid#					
								Total		2,748,700	2,748,700	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SEIFE HOWARD & AMY RALSTON				0070	0007	06-18-2010	U	I	1,362,500	1	Year	Code	Assessed	Year	Code	Assessed
KASSABGI LIDIA TRS				0060	0209	10-24-2002	U	I	1	1A	2023	1090	1,430,500	2022	1090	1,082,100
KASSABGI LIDIA TRS				0050	0323	07-10-1996	U	I	1	1A		1090	1,359,300		1090	1,359,100
KASSABGI GEORGE & LIDIA				0045	0185	01-25-1993	Q	V	100,000	00						
FAY FRANCOISE				0039	0249	04-27-1988	U	V	1	1A						
								Total		2,789,800	Total		2,441,200	Total		2,274,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

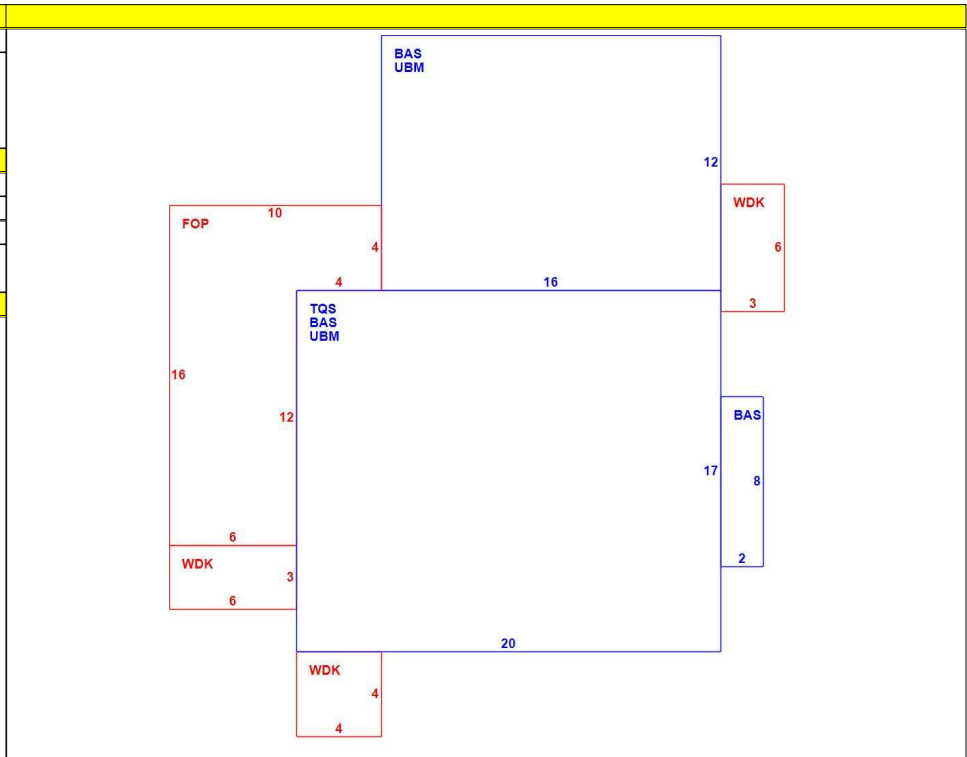
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES			
SD OF 44-10.31 1993			
LOT 49 LC 13419-5			

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
2024-216	10-23-2023	RA	Res Add/Alter			0		FINISH UBM		05-17-2022	LS			11	Field Review
215-2016	03-10-2017	CO	CO ISSUED			0		POOL		05-24-2017	MM			11	Field Review
2016-572	05-19-2016	RN	Res New Cons			0		10 X 12 SHED		04-11-2017	EP			01	Cyclical Reinspection
2016-215	10-30-2015	RN	Res New Cons	140,700		0		20 X 50 POOL		07-21-2016	EP			01	Cyclical Reinspection
84-2012	05-03-2012	CO	CO ISSUED					SFR ALTERATION		06-01-2012	EP			11	Field Review
2012-84	09-30-2011	RA	Res Add/Alter					ADDIT SFR (SCR PORCH) 2		11-30-2011	DM			11	Field Review
										11-16-2010	EP			01	Cyclical Reinspection

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	A12		130,680	SF	3.97	1.00000	5	1.00	0060	2.600		10.32	1,348,900	
1	1090	MULTI HSES	A12		0.010	AC	34,000.00	1.00000	0	1.00	0060	2.600		88,400	900	
Total Card Land Units					3.01	AC	Parcel Total Land Area					3.01	Total Land Value			1,349,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	1.75				
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	15	Quarry Tile			
Interior Flr 2	14	Carpet			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	4	4 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
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		109,302			
Year Built		1994			
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		92,900			
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			100		0.00	700
SHD1	SHED FRAME	L	64	16.00	2016		100		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	548	548	548	116.78	63,993
FOP	Porch, Open, Finished	0	112	22	22.94	2,569
TQS	Three Quarter Story	255	340	255	87.58	29,778
UBM	Basement, Unfinished	0	532	106	23.27	12,378
WDK	Deck, Wood	0	52	5	11.23	584
Ttl Gross Liv / Lease Area		803	1,584	936		109,302



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SEIFE HOWARD & AMY RALSTON								Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
2 WILLOW AVE								RESIDENTL	1090	1,398,900	1,398,900	
LARCHMONT NY 10538								RES LND	1090	1,349,800	1,349,800	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_280434_791040				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#								
								2,748,700				

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SEIFE HOWARD & AMY RALSTON								0070	0007	06-18-2010	U	I	1,362,500	1	Year	Code	Assessed	Year	Code	Assessed	
KASSABGI LIDIA TRS								0060	0209	10-24-2002	U	I	1	1A	2023	1090	1,430,500	2022	1090	1,082,100	
KASSABGI LIDIA TRS								0050	0323	07-10-1996	U	I	1	1A		1090	1,359,300		1090	1,359,100	
KASSABGI GEORGE & LIDIA								0045	0185	01-25-1993	Q	V	100,000	00							
FAY FRANCOISE								0039	0249	04-27-1988	U	V	1	1A							
								Total				2,789,800		Total		2,441,200		Total		2,274,100	

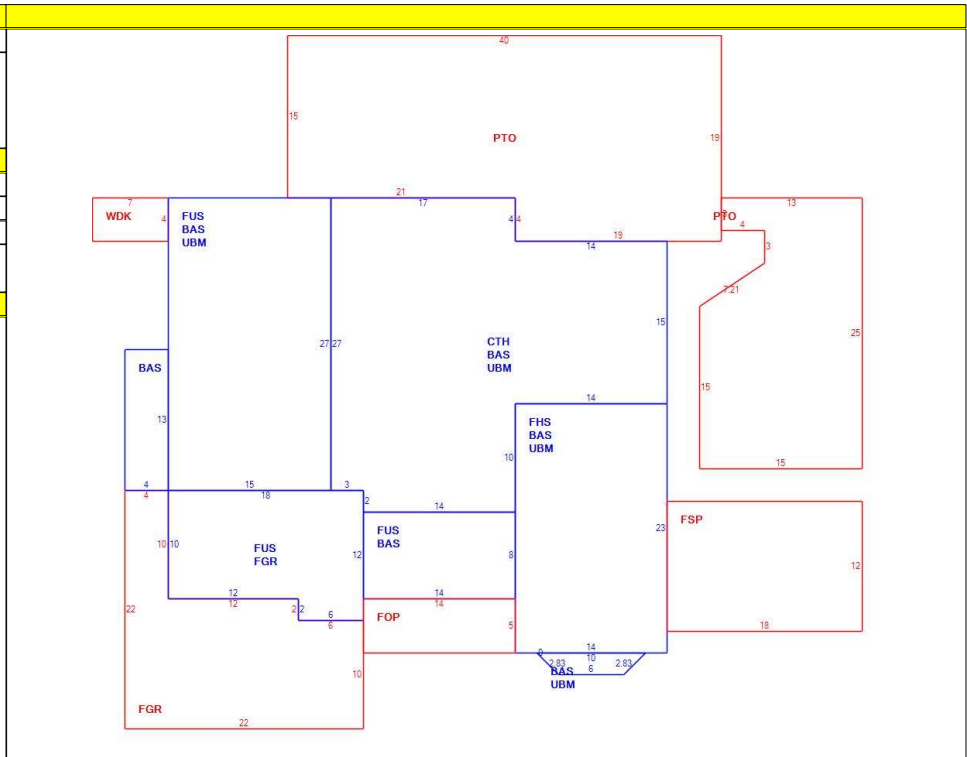
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				1,284,700
0060								Appraised Xf (B) Value (Bldg)				1,800
								Appraised Ob (B) Value (Bldg)				112,400
								Appraised Land Value (Bldg)				1,349,800
								Special Land Value				0
								Total Appraised Parcel Value				2,748,700
								Valuation Method				C
								Total Appraised Parcel Value				2,748,700

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	A12		0 SF	57.18	1.00000	5	1.00	0060	2.600				148.67	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					3.01	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	07	Good +10			
Stories:	2	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	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
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		1,324,234			
Year Built		1997			
Effective Year Built		2012			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		10			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		90			
Pcnt Good		90			
Cns Sect Rcnld		1,191,800			
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		90		0.00	1,800
ODS	OUTDOOR S	L	1	700.00	2015		100		0.00	700
SPL3	INGR GUNITE	L	1,000	100.00	2015		100		0.00	100,000
PAT2	PATIO-GOOD	L	1,424	7.00	2015		100		0.00	10,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,604	1,604	1,604	414.86	665,431
CTH	Cath Cing	0	697	35	20.83	14,520
FGR	Garage	0	484	194	166.29	80,482
FHS	Half Story, Finished	161	322	161	207.43	66,792
FOP	Porch, Open, Finished	0	70	14	82.97	5,808
FSP	Porch, Screen, Finished	0	216	54	103.71	22,402
FUS	Upper Story, Finished	709	709	709	414.86	294,134
PTO	Patio	0	1,015	102	41.69	42,315
UBM	Basement, Unfinished	0	1,440	288	82.97	119,479
WDK	Deck Wood	0	28	3	44.45	1,245
Ttl Gross Liv / Lease Area		2,474	6,585	3,164		1,312,608

