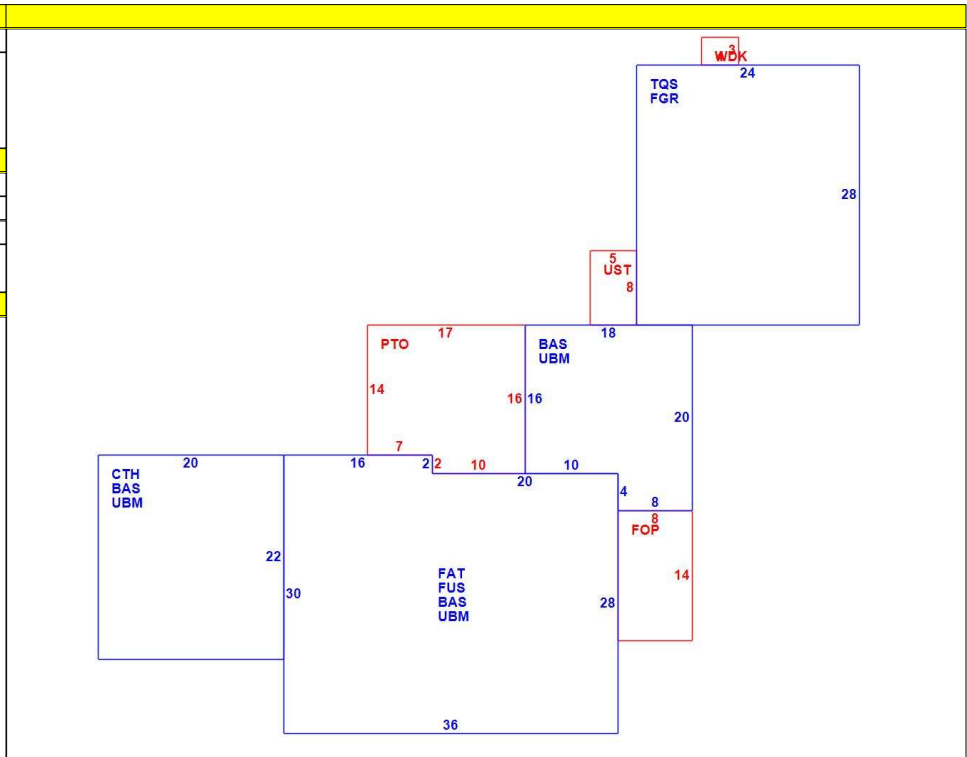


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1302 EDGARTOWN, MA				
PIZZANO WALTER JR TRS						Description	Code	Appraised	Assessed							
PO BOX 155						RESIDENTL	1010	1,452,300	1,452,300			VISION				
HINGHAM MA 02043						RES LND	1010	1,717,500	1,717,500							
		SUPPLEMENTAL DATA														
		Alt Prcl ID PLN#/Rec		Restriction Hist Distrct												
		Lot#		Other Note												
		Plan Notes		UC-Misc 1												
		Plan Notes		UC-Misc 2												
		Plan Notes														
		GIS ID M_280405_790907		Assoc Pid#												
						Total		3,169,800	3,169,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PIZZANO WALTER JR TRS		0058 0221	02-23-2001	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PIZZANO WALTER SR & DORIS		0051 0095	10-18-1996	U	V	1	1A	2023	1010	1,566,300	2022	1010	1,165,000	2021	1010	1,165,000
PIZZANO DAVID & WALTER SR		0047 0309	08-19-1994	Q	V	215,000	00		1010	1,748,300		1010	1,645,100		1010	1,467,600
FAY FRANCOISE		0039 0249	04-27-1988	U	V	1	1A	Total		3,314,600	Total		2,810,100	Total		2,632,600
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)				1,448,900				
0060							Appraised Xf (B) Value (Bldg)				3,400					
								Appraised Ob (B) Value (Bldg)				0				
								Appraised Land Value (Bldg)				1,717,500				
								Special Land Value				0				
								Total Appraised Parcel Value				3,169,800				
								Valuation Method				C				
								Total Appraised Parcel Value				3,169,800				
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		
								10-26-2022	EH		6	01	Cyclical Reinspection			
								05-17-2022	LS			11	Field Review			
								05-24-2017	MM			11	Field Review			
								11-29-2011	DM			11	Field Review			
								02-04-2004	CR			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	1010	SINGL FAM M-0	A12		130,680 SF	3.97	1.00000	5	1.00	0060	2.600				10.32	1,348,900
1	1010	SINGL FAM M-0	A12		4.170 AC	34,000.00	1.00000	0	1.00	0060	2.600				88,400	368,600
Total Card Land Units					7.17	AC	Parcel Total Land Area					7.17	Total Land Value			1,717,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	09	Pine/Soft Wood			
Interior Flr 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	0				
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,704,531
			Year Built		1996
			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		1,448,900
			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
FPL3	FPL MSNRY 2	B	1	4000.00	2006		85		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,800	1,800	1,800	395.32	711,582
CTH	Cath Cing	0	440	22	19.77	8,697
FAT	Attic, Finished	208	1,040	208	79.06	82,227
FGR	Garage	0	672	269	158.25	106,342
FOP	Porch, Open, Finished	0	112	22	77.65	8,697
FUS	Upper Story, Finished	1,040	1,040	1,040	395.32	411,136
PTO	Patio	0	258	26	39.84	10,278
TQS	Three Quarter Story	504	672	504	296.49	199,243
UBM	Basement, Unfinished	0	1,800	360	79.06	142,316
UST	Utility Storage Unfinished	0	40	18	177.90	7,116
Ttl Gross Liv / Lease Area		3,552	7,886	4,270		1,688,029



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION					
PIZZANO WALTER JR TRS PO BOX 155 HINGHAM MA 02043						Description	Code	Appraised	Assessed						
						RESIDENTL	1010	1,452,300	1,452,300						
		SUPPLEMENTAL DATA				RES LND	1010	1,717,500	1,717,500						
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_280405_790907		Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total		3,169,800	3,169,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
								Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	1,566,300	2022	1010	1,165,000		
									1010	1,748,300		1010	1,645,100		
								Total		3,314,600	Total		2,810,100		
								Total		2,632,600	Total		2,632,600		
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													
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing		Batch									
0060															
NOTES															
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
Total Card Land Units					AC	Parcel Total Land Area					Total Land Value				

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Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	0				
Bath Style:	03	Modern			
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					
Year Built					
Effective Year Built					
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol					
External Obsol					
Trend Factor					
Condition					
Condition %					
Percent Good					
Cns Sect Rcnld					
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
WDK	Deck, Wood	0	12	1	32.94	395
Ttl Gross Liv / Lease Area						