

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
TOPJIAN ARSHALOUS & TOPJIAN ANN C & LEO K 22 CONCORD RD WATERTOWN MA 02172				9 Town Street 3 Unpaved		Description	Code	Appraised	Assessed								
						RESIDENTL	1010	1,313,700	1,313,700	VISION							
						RES LND	1010	305,600	305,600								
SUPPLEMENTAL DATA																	
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_278795_795470				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#													
						Total		1,619,300	1,619,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOPJIAN ARSHALOUS & TOPJIAN ARSHALOUS & ANN C TOPJIAN LEO G ARSHALOUS & ANN C TOPJIAN LEO K SMITH DAVID A & WILMA B		1340 1340 0546 00463 0269	0117 0116 0788 0249 0502	01-21-2014 01-21-2014 10-04-1990 12-18-1986 12-06-1967	U U U Q	I I I V	1 1 1 43,000 0	1A 1A 1A 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	1,247,300	2022	1010	893,400	2021	1010	893,400	
									1010	277,200		1010	263,300		1010	239,400	
								Total		1,524,500	Total		1,156,700	Total		1,132,800	
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														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B		Tracing		Batch										
0030																	
NOTES										Appraised Bldg. Value (Card) 1,309,400							
LOT 17-19 BLK G OCHGTS ROOF DECK										Appraised Xf (B) Value (Bldg) 4,300							
										Appraised Ob (B) Value (Bldg) 0							
										Appraised Land Value (Bldg) 305,600							
										Special Land Value 0							
										Total Appraised Parcel Value 1,619,300							
										Valuation Method C							
										Total Appraised Parcel Value 1,619,300							
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		
										08-23-2022	EH		6	01	Cyclical Reinspection		
										05-26-2022	DM			11	Field Review		
										05-23-2017	AU			11	Field Review		
										11-14-2011	RK			11	Field Review		
										04-30-2004	CR			01	Cyclical Reinspection		
										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	1010	SINGL FAM M-0	R20		9,000 SF	32.34	1.00000	3	1.00	0040	1.050					33.96	305,600
Total Card Land Units					0.21 AC	Parcel Total Land Area					0.21	Total Land Value					305,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model:	01	Residential			
Grade:	04	Above Ave			
Stories:	2.5	2 1/2 Stories			
Occupancy:	1				
Exterior Wall 1:	14	Wood Shingle			
Exterior Wall 2:	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asph/F GlS/Cmp			
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Flr 1:	14	Carpet			
Interior Flr 2:	15	Quarry Tile			
Heat Fuel:	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms:	03	3 Bedrooms			
Total Bthrms:	4				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	7				
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			1,454,867
Year Built			1989
Effective Year Built			2012
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			10
Functional Obsol			0
External Obsol			0
Trend Factor			1
Condition			
Condition %			
Percent Good			90
Cns Sect Rcnld			1,309,400
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		90		0.00	3,600
FPO	EXTRA FPL O	B	1	800.00	2006		90		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,232	1,232	1,232	418.50	515,586	
CTH	Cath Cing	0	588	29	20.64	12,136	
FOP	Porch, Open, Finished	0	42	8	79.71	3,348	
FUS	Upper Story, Finished	2,090	2,090	2,090	418.50	874,655	
STP	Stoop	0	24	2	34.87	837	
UOP	Porch, Open, Unfinished	0	96	10	43.59	4,185	
WDK	Deck, Wood	0	658	66	41.98	27,621	
Ttl Gross Liv / Lease Area		3,322	4,730	3,437		1,438,368	

