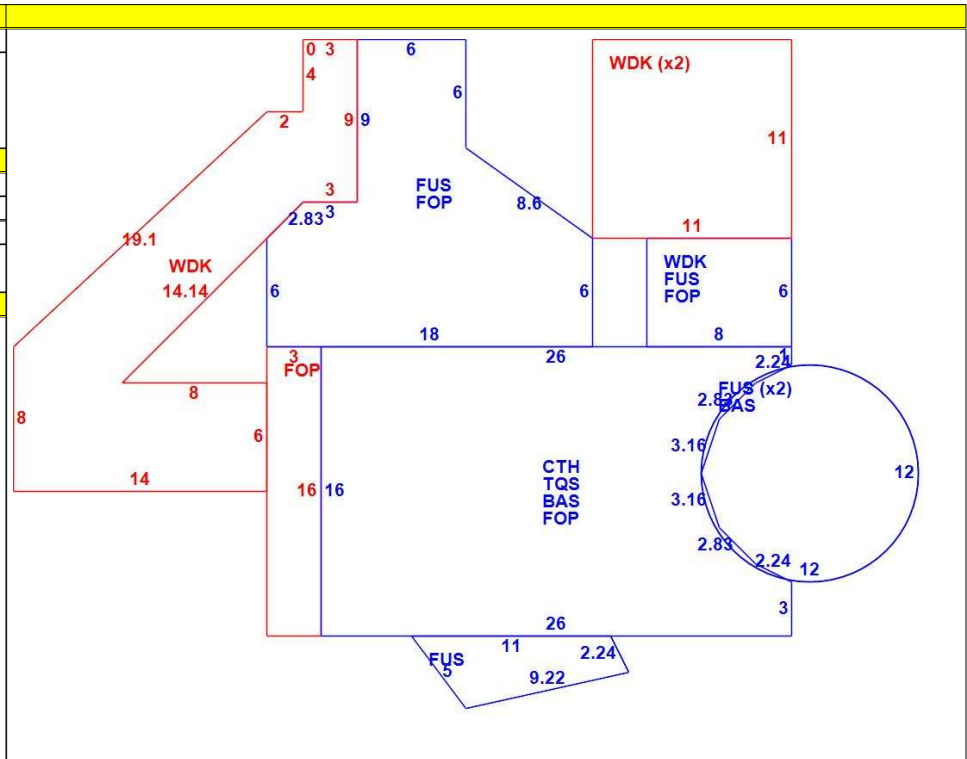


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1302 EDGARTOWN, MA VISION					
NIKNEJAD NICK MOHAMMAD				9 Town Street		Description	Code	Appraised	Assessed								
NIKNEJAD ABBY ZAHRA				3 Unpaved		RESIDENTL	1010	495,400	495,400								
24 PILGRIMS PATH						RES LND	1010	327,400	327,400								
SUPPLEMENTAL DATA																	
SUDBURY MA 01776		Alt Prcl ID	Restriction														
		PLN#/Rec	Hist Distrct														
		Lot#	Other Note														
		Plan Notes	UC-Misc 1														
		Plan Notes	UC-Misc 2														
		Plan Notes															
		GIS ID	M_278948_795377		Assoc Pid#												
						Total		822,800	822,800								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NIKNEJAD NICK MOHAMMAD		01612	442	01-28-2022	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CONWAY ROBERT F		1463	0988	03-26-2018	U	I	1	1A	2023	1010	383,400	2022	1010	258,700	2021	1010	231,000
CONWAY ROBERT F & PAULA M		1240	0511	03-14-2011	U	I	1	1A		1010	371,300		1010	371,250		1010	371,250
CONWAY ROBERT F		1037	0211	04-11-2005	U	I	407,000	1									
OROURKE THOS R & FREDERICK		0317	0237	05-23-1974			0										
						Total		754,700	Total		629,950	Total		602,250			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B			Tracing			Batch							
0040																	
NOTES																	
UNUSUAL DESIGN																	
HOT TUB ABV GR IN FOP (NOT ASSD)																	
2022: 12FT CEILINGS, FEATURED IN																	
HOUSE & GARDEN MAGAZINE; NEW VIEW																	
NOTED IN PHOTOS-TREES.																	
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	
2017-305	12-06-2016	RA	Res Add/Alter	50,000		100		REPAIR WATER DAMAGE			05-18-2023	PR			01	Cyclical Reinspection	
2016-307	12-08-2015	RA	Res Add/Alter	3,000		100		REPLACE ROOFING			05-26-2022	DM			11	Field Review	
2006:3	06-28-2005	RA	Res Add/Alter		01-04-2006	100		MINOR ALTERATION			07-10-2017	EP			01	Cyclical Reinspection	
											05-23-2017	AU			11	Field Review	
											11-29-2011	RK			11	Field Review	
											02-12-2007	EP			50	UC Status Inspection	
											01-09-2007	WP			50	UC Status Inspection	
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		15,000	SF	20.79	1.00000	3	1.00	0040	1.050				21.83	327,400
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			327,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Modern/Contemporary			
Model	01	Residential			
Grade:	06	Good			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	01	Flat			
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	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		550,472
			Year Built		1972
			Effective Year Built		2012
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		10
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		90
			Cns Sect Rcnd		495,400
			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		4000.00			90		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	488	488	488	370.08	180,597
CTH	Cath Cing	0	375	19	18.75	7,031
FOP	Porch, Open, Finished	0	671	134	73.90	49,590
FUS	Upper Story, Finished	506	506	506	370.08	187,258
TQS	Three Quarter Story	281	375	281	277.31	103,991
WDK	Deck, Wood	0	500	50	37.01	18,504
Ttl Gross Liv / Lease Area		1,275	2,915	1,478		546,971

