

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FLYNN ALAN F III-- TRS			2	Public Water	9	Town Street	Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA		
4040 CAMROSE CROSSING					1	Paved	RESIDENTL	1010	614,500	614,500			
MATTHEWS NC 28104							RES LND	1010	418,600	418,600			
SUPPLEMENTAL DATA													
Alt Prcl ID						Restriction							
PLN#/Rec						Hist Distrct							
Lot#						Other Note							
Plan Notes						UC-Misc 1							
Plan Notes						UC-Misc 2							
Plan Notes						Assoc Pid#							
GIS ID M_279095_795571						Total						1,033,100	1,033,100

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FLYNN ALAN F III-- TRS							0966	0112	08-27-2003	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FLYNN ALAN F JR &							0918	0351	12-27-2002	U	I	1	1A	2023	1010	578,500	2022	1010	362,700
FLYNN ALAN F JR & CHANCE JANE							0533	0319	12-28-1989			0			1010	380,000		1010	379,446
FLYNN HELEN B							00D8	5251	11-17-1976	U	V	0							
FLYNN ALAN F SR &							0269	3030	11-17-1967	U	V	0							
Total												958,500	Total		742,146	Total		715,576	

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	611,400
Appraised Xf (B) Value (Bldg)	2,400
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	418,600
Special Land Value	0
Total Appraised Parcel Value	1,033,100
Valuation Method	C
Total Appraised Parcel Value	1,033,100

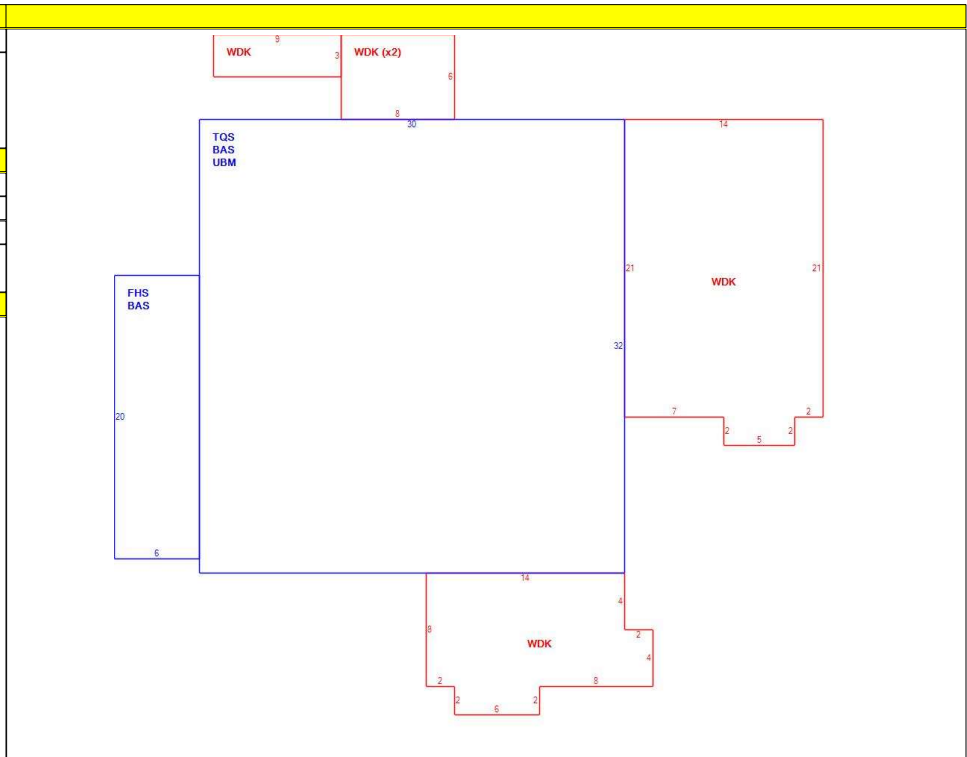
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0040			

NOTES											
L 40-47 BLK J OCHGTS											

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
2015-334	02-27-2015	RA	Res Add/Alter	10,000		0		REMODEL KITCHEN	06-06-2022	LS			11	Field Review
2006:249	03-28-2006	RA	Res Add/Alter					CONV 2ND FL STORAGE TO	05-23-2017	AU			11	Field Review
2005-73	09-15-2004	RA	Res Add/Alter			100		ADD DORMERS TO ATTIC	02-29-2016	EP			01	Cyclical Reinspection
									11-29-2011	RK			11	Field Review
									02-07-2007	EP			12	Bldg Permit/Measur/New C
									01-09-2007	WP			50	UC Status Inspection
									01-17-2005	EP			12	Bldg Permit/Measur/New C

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		21,780	SF	14.57	1.00000	4	1.00	0040	1.050	L12	19.12	416,400	
1	1010	SINGL FAM M-0	R20		0.050	AC	34,000.00	1.00000	0	1.00	0040	1.050	L12	44,625	2,200	
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value			418,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	04	Above Ave			
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	12	Hardwood			
Interior Flr 2	05	Vinyl/Asph Tile			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			764,230		
Year Built			1968		
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			611,400		
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
FPL1	FPL MSNRY 1	B	1	3000.00	1996		80		0.00	2,400
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	362.54	391,541
FHS	Half Story, Finished	60	120	60	181.27	21,752
TQS	Three Quarter Story	720	960	720	271.90	261,027
UBM	Basement, Unfinished	0	960	192	72.51	69,607
WDK	Deck, Wood	0	559	56	36.32	20,302
Ttl Gross Liv / Lease Area		1,860	3,679	2,108		764,229

