

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1302 EDGARTOWN, MA VISION						
JENKINS JOHN R & JENKINS CANDACE R 426 JOHN MAHAR HWY #109 BRAINTREE MA 02184						Description	Code	Appraised	Assessed	RESIDENTL RES LND			683,200	683,200				
						SUPPLEMENTAL DATA							1010	1010	560,300	560,300		
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_279367_795511						Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total		1,243,500	1,243,500							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
JENKINS JOHN R & GUARDIONE LISA MARTIN MICHAEL & ZITZMANN KELLY ROBERT J & ROSE			0884	0054	05-17-2002	Q	I	524,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			0735	0385	07-09-1998	U	I	298,200	1	2023	1010	695,900	2022	1010	485,700	2021	1010	485,700
			0715	0649	12-12-1997	Q	V	47,000	00		1010	508,200		1010	508,200		1010	508,200
			0265	0565	03-24-1967			0		Total	1,204,100	Total	993,900	Total	993,900			
EXEMPTIONS			OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY									
Total			0.00															
ASSESSING NEIGHBORHOOD									Appraised Bldg. Value (Card)						679,600			
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Xf (B) Value (Bldg)						3,600				
0030								Appraised Ob (B) Value (Bldg)						0				
NOTES									Appraised Land Value (Bldg)						560,300			
LT#52,53,57,58 BLK N OH									Special Land Value						0			
									Total Appraised Parcel Value						1,243,500			
									Valuation Method						C			
									Total Appraised Parcel Value						1,243,500			
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				
2020-265	11-19-2019	RA		2,800		0		ROOF SHINGLES	08-24-2022	EH		6	01	Cyclical Reinspection				
2009-192	04-23-2009	RA	Res Add/Alter					DECK TO PORCH	05-25-2022	DM			11	Field Review				
2005-122	11-04-2004	RA	Res Add/Alter			90		ADD DORMER TO 3RD FL	05-23-2017	AU			11	Field Review				
301	01-01-2000	AD	Addition		02-20-2001	100	01-01-2001		11-29-2011	RK			11	Field Review				
14498	12-04-1997	NC	New Construct	55,000	12-29-1998	100	12-29-1998		03-04-2010	EP			12	Bldg Permit/Measur/New C				
									01-17-2005	EP			12	Bldg Permit/Measur/New C				
									10-27-2004	EP			51	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	R20		12,000 SF	25.41	1.00000	3	1.00	0040	1.050	V.GOOD WATER VIEW	V17	46.69	560,300			
Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value				560,300		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style:	03	Colonial					
Model	01	Residential					
Grade:	04	Average +10					
Stories:	2.5	2 1/2 Stories					
Occupancy	1						
Exterior Wall 1	08	Wood on Sheath					
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							
Heat Fuel	03	Gas					
Heat Type:	05	Hot Water					
AC Type:	01	None					
Total Bedrooms	03	3 Bedrooms					
Total Bthrms:	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms:	6	6 Rooms					
Bath Style:	02	Average					
Kitchen Style:	02	Modern					
Building Value New		755,069		Year Built		1998	
Effective Year Built		2012		Depreciation Code		A	
Remodel Rating				Year Remodeled		10	
Depreciation %				Functional Obsol		0	
External Obsol		0		Trend Factor		1	
Condition				Condition %			
Percent Good		90		Cns Sect Rcndl		679,600	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	278.44	213,844
FEP	Porch, Enclosed, Finished	0	504	353	195.02	98,290
FOP	Porch, Open, Finished	0	264	53	55.90	14,757
FUS	Upper Story, Finished	768	768	768	278.44	213,844
STP	Stoop	0	25	3	33.41	835
TQS	Three Quarter Story	576	768	576	208.83	160,383
UBM	Basement, Unfinished	0	768	154	55.83	42,880
WDK	Deck, Wood	0	168	17	28.18	4,734
Ttl Gross Liv / Lease Area		2,112	4,033	2,692		749,567

