

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PHILLIPS JOHN D & LISA R						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
51 CURVE ST						RESIDENTL	1090	1,432,500	1,432,500	
WELLESLEY MA 02482						RES LND	1090	2,144,100	2,144,100	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_279262_795741				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#						
						Total 3,576,600 3,576,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PHILLIPS JOHN D & LISA R		0079	0023	06-01-2018	Q	I	2,350,000	00	Year	Code	Assessed	Year	Code	Assessed			
MACOMBER EVELYN F		0075	0247	05-01-2015	U	I	1	1	2023	1090	1,309,500	2022	1090	964,200			
MACOMBER WILLIAM D &		0061	0153	07-16-2003	U	I	1	1A		1090	1,853,300		1090	1,739,862			
MACOMBER WILLIAM D		00024	0493	02-22-1979			0							2021	1090	980,900	
MACOMBER DAVID P & BARBARA		0319	5280	08-22-1974			0								1090	1,513,250	
						Total			3,162,800		Total		2,704,062		Total		2,494,150

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)	1,426,500
0060										Appraised Xf (B) Value (Bldg)	1,800
									Appraised Ob (B) Value (Bldg)	4,200	
									Appraised Land Value (Bldg)	2,144,100	
									Special Land Value	0	
									Total Appraised Parcel Value	3,576,600	
									Valuation Method	C	
									Total Appraised Parcel Value	3,576,600	

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
399-2021	06-24-2021	CO	CO ISSUED							05-31-2022	DM			11	Field Review
2021-399	12-21-2020	RA	Res Add/Alter	150,000		0		EXPAND DECK, RENO INT,		05-25-2017	AU			11	Field Review
141	01-01-2003	AD	Addition		12-16-2003	50	01-01-2004			11-13-2014	EP			01	Cyclical Reinspection
										11-29-2011	RK			11	Field Review
										12-28-2004	WP			01	Cyclical Reinspection
										02-25-2004	WP			05	Measur/Review/New Const
										08-18-2000	WP			43	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	1090	MULTI HSES	R20		21,780	SF 14.57	1.00000	5	1.00	0053	2.700		W25	98.36	2,142,300
1	1090	MULTI HSES	R20		0.680	AC 1,000.00	1.00000	0	1.00	0053	2.700			2,700	1,800
1	1090	MULTI HSES	R20		150.000	FF 0.00	1.00000	0	1.00		1.000			0	0
Total Card Land Units					1.18	AC	Parcel Total Land Area					1.18	Total Land Value		2,144,100

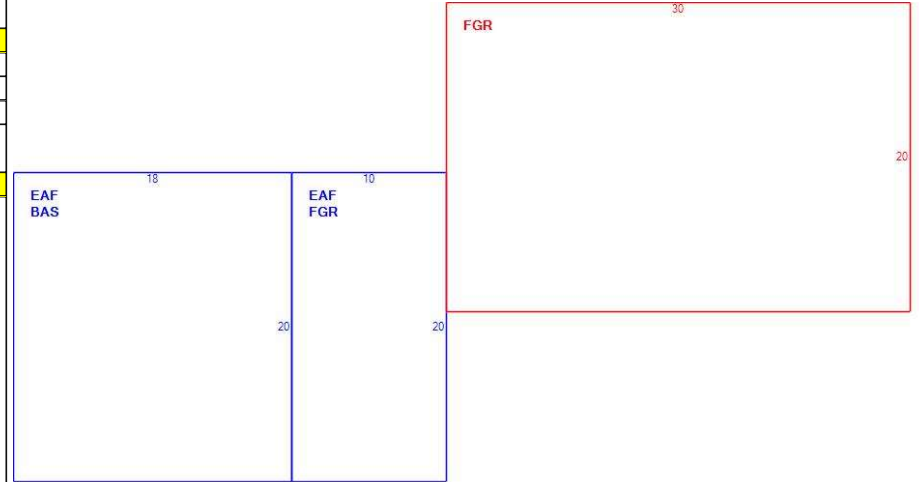


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SUPPLEMENTAL DATA						Total		3,576,600	3,576,600						
Alt Prcl ID	Restriction			Hist Distrct											
PLN#/Rec	Hist Distrct			Other Note											
Lot#	UC-Misc 1			UC-Misc 2											
Plan Notes	UC-Misc 1			UC-Misc 2											
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B	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
2	1090	MULTI HSES			0 SF	28.56	1.00000	5	1.00	0053	2.700			77.11	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			1.18	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
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	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	09	Monitor			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	3				
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	330,024
Year Built	1978
Effective Year Built	2017
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	313,500
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
BAS	First Floor	360	360	360	376.74	135,626
EAF	Attic, Expansion, Finished	196	560	196	131.86	73,841
FGR	Garage	0	800	320	150.70	120,557
Ttl Gross Liv / Lease Area		556	1,720	876		330,024

