

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
BRADFORD JOHN C & CLAUDIA S			3 Public Sewer	9 Town Street		Description	Code	Appraised	Assessed			VISION				
PO BOX 1029				1 Paved		3401	3401	489,100	489,100							
OAK BLUFFS MA 02557		<b>SUPPLEMENTAL DATA</b>				Total		489,100	489,100							
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282606_793843		Restriction Hist District X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#														
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BRADFORD JOHN C & CLAUDIA S			00439 0511	12-31-1985	Q	I	131,000	00	Year	Code	Assessed	Year	Code	Assessed		
									2023	3401	489,100	2022	3401	461,900		
									2021	3401	461,900	2021	3401	461,900		
									Total		489,100	Total		461,900		
									Total		461,900	Total		461,900		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD								<b>APPRAISED VALUE SUMMARY</b>								
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES																
UNIT SIZE 813 SF CF 382 BLDG A UNIT 1A NEVIN SQ POINT B REALTY BP 2015-41 NEW WINDOWS  SEE ASSOC DOCS																
APPRAISED BLDG VALUE								489,100								
APPRAISED Xf (B) VALUE (BLDG)								0								
APPRAISED Ob (B) VALUE (BLDG)								0								
APPRAISED LAND VALUE (BLDG)								0								
SPECIAL LAND VALUE								0								
TOTAL APPRAISED PARCEL VALUE								489,100								
VALUATION METHOD								C								
TOTAL APPRAISED PARCEL VALUE								489,100								
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		
									11-07-2022	EH		6	01	Cyclical Reinspection		
									05-03-2017	DT			11	Field Review		
									01-03-2013	EP			11	Field Review		
									03-21-2011	DT			11	Field Review		
									04-24-2007	DT			11	Field Review		
									05-11-2004	DT			11	Field Review		
									01-02-2002	DT			11	Field Review		
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	3401	OFF CONDO M0	BI		0 SF	1.00	1.00000	0	1.00	CBD3	0.300		0.0000	0.3	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	90	Retail Condo			
Model	06	Com Condo			
Grade	06	Good			
Stories:	1	1 Story			
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel:	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Ttl Bedrms:	00				
Ttl Bathrms:	0				
Ttl Half Bths:	0				
Xtra Fixtres					
Total Rooms:					
Bath Style:					
Kitchen Style:					
<b>CONDO DATA</b>					
Parcel Id	101899	C   11	Ownr	0.0	
	NEVIN SQ COM	B   1	S   1		
Adjust Type	Code	Description	Factor%		
Condo Flr	1	FIRST FLOOR	162		
Condo Unit	1	1	156		
<b>COST / MARKET VALUATION</b>					
Building Value New		611,413			
Year Built		1985			
Effective Year Built		2001			
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 Rcnld		489,100			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

BAS  
(419 sf)

UBM  
(394 sf)

**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	419	419	419	1,227.74	514,422
UBM	Basement, Unfinished	0	394	79	246.17	96,991
Ttl Gross Liv / Lease Area		419	813	498		611,413

