

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
RANKOW NORMAN N & RANKOW MARGARET J--TRS PO BOX 1276 EDGARTOWN MA 02539			3 Public Sewer	9 Town Street		Description	Code	Appraised	Assessed							
				1 Paved		3221	3221	448,600	448,600							
SUPPLEMENTAL DATA																
Alt Prcl ID		PLN#/Rec		Restriction												
Lot#		Plan Notes		Hist Distrct X												
Plan Notes		Plan Notes		Other Note												
Plan Notes		Plan Notes		UC-Misc 1												
Plan Notes		Plan Notes		UC-Misc 2												
GIS ID		M_282586_793843		Assoc Pid#												
						Total		448,600	448,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RANKOW NORMAN N & MCGRATH AMY		1514 1076	629 0736	12-10-2019 03-23-2006	Q Q	I I	446,500 432,500	00 00	Year	Code	Assessed	Year	Code	Assessed		
BRISTOLL DONALD A & SANDRA A		0712	0395	11-04-1997	U	I	1	1A	2023	3221	448,600	2022	3221	423,700		
BRISTOLL DONALD A		00480	0719	08-05-1987	Q	I	160,000	00								
VINCENT EDWARD W JR TRS		00439	0671	12-31-1985	Q	I	131,000	00								
						Total		448,600	Total	423,700	Total	423,700	Total	423,700		
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						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES						Appraised Bldg. Value (Card)				448,600						
CF 382 BLDG B UNIT 12 NEVIN SQ INCL 1ST FL + BASEMNT BAS=368\$UBM=352\$ 2018: NIKKI SEDACA JEWELRY SEE ASSOC DOCS						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				448,600						
Valuation Method				C												
						Total Appraised Parcel Value				448,600						
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		
									11-04-2022	EH		6	01	Cyclical Reinspection		
									05-03-2017	DT			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		
									09-26-2000	KF			00	Measur+Listed		
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	3221	RTL CNDO M-06	B1		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	14	Carpet			
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:					
CONDO DATA					
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		
COST / MARKET VALUATION					
Building Value New		560,774			
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 Rcnd		448,600			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

BAS
(368 sf)

UBM
(352 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	368	368	368	1,280.30	471,150
UBM	Basement, Unfinished	0	352	70	254.60	89,621
Ttl Gross Liv / Lease Area		368	720	438		560,771

