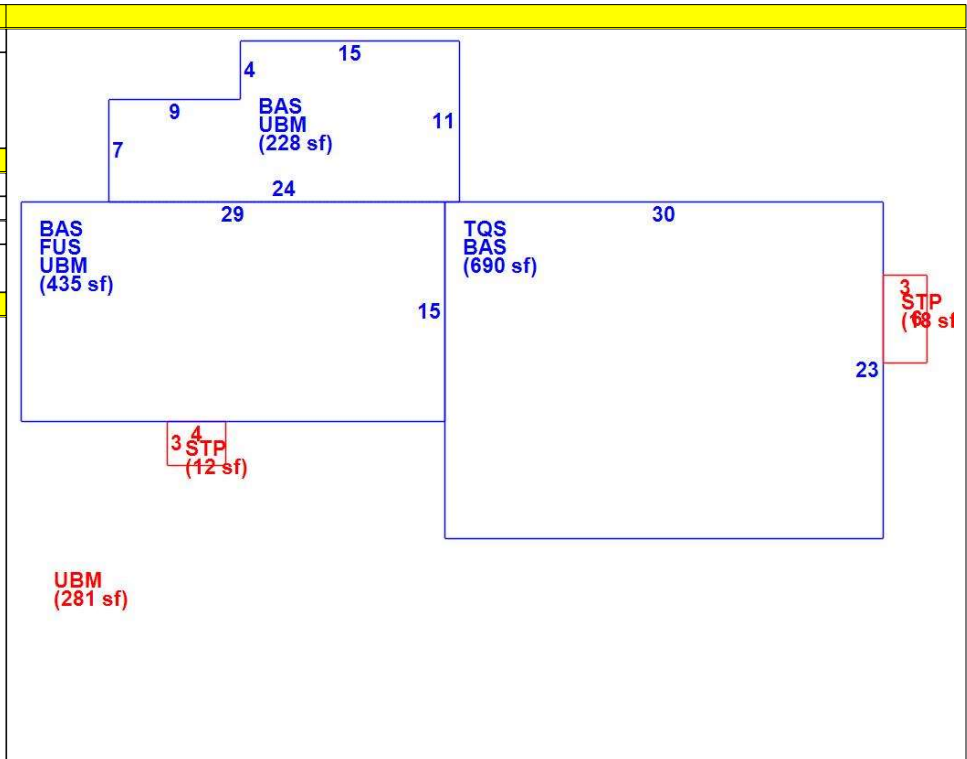


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
KUCHINSKI EDWARD J& CARUSO GINA 355 OLD NORWALK RD NEW CANAAN CT 06840			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed			VISION				
RESIDENTL RES LND						1010	1010	1,034,500	1,034,500							
RESIDENTL RES LND						1010	1010	1,478,500	1,478,500							
SUPPLEMENTAL DATA																
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282556_793876						Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#										
						Total		2,513,000	2,513,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KUCHINSKI EDWARD J& HOAGLAND EDWARD M HOAGLAND HELEN M		1484 00428 0259	0524 0502 0298	12-20-2018 05-10-1985 11-12-1965	Q U	I I	1,500,000 1 0	00 1A	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010 1010	1,034,500 1,478,500	2022	1010 1010	1,010,400 1,582,500	2021	1010 1010	615,600 1,323,100
								Total		2,513,000	Total		2,592,900	Total		1,938,700
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		Appraised Bldg. Value (Card)				1,021,200			
DTN9									Appraised Xf (B) Value (Bldg)				6,800			
									Appraised Ob (B) Value (Bldg)				6,500			
									Appraised Land Value (Bldg)				1,478,500			
									Special Land Value				0			
									Total Appraised Parcel Value				2,513,000			
									Valuation Method				C			
									Total Appraised Parcel Value				2,513,000			
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		
2020-614	05-25-2020	RA		30,000		0		REMOVE REBUILD GARAGE	05-16-2022	DM			11	Field Review		
2020-518	03-11-2020	RA		475,000		0		ADD LIV SPACE/RENO 1ST F	03-03-2021	EP			01	Cyclical Reinspection		
									11-01-2019	EP			01	Cyclical Reinspection		
									05-18-2017	MM			11	Field Review		
									06-18-2014	MM			11	Field Review		
									11-18-2011	MM			11	Field Review		
									12-01-2006	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	B1		4,300 SF	53.72	1.00000	9	1.00	0100	6.400			343.84	1,478,500	
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			1,478,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
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	03	Plastered			
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	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	8				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr	Condo Unit		
COST / MARKET VALUATION			
Building Value New		1,201,370	
Year Built		1778	
Effective Year Built		2016	
Depreciation Code		R	
Remodel Rating			
Year Remodeled		2020	
Depreciation %		5	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition		UC	
Condition %		85	
Percent Good		85	
Cns Sect Rcnd		1,021,200	
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
FGR3	GAR 1ST-MINI	L	200	20.00	1960		25		0.00	1,000
CAB1	CABIN-MINIM	L	192	35.00	1960		70		0.00	4,700
PAT2	PATIO-GOOD	L	120	7.00			100		0.00	800
FPL3	FPL MSNRY 2	B	2	4000.00			85		0.00	6,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,353	1,353	1,353	478.73	647,723
FUS	Upper Story, Finished	435	435	435	478.73	208,248
STP	Stoop	0	30	3	47.87	1,436
TQS	Three Quarter Story	518	690	518	359.40	247,983
UBM	Basement, Unfinished	0	944	189	95.85	90,480
Ttl Gross Liv / Lease Area		2,306	3,452	2,498		1,195,870

