

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LYNN MARTIN LYNN HOPE R 75 GROVE ST APT 429 WELLESLEY MA 02482			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed
			3 Public Sewer	1 Paved		RESIDENTL	1090	2,087,000	2,087,000
<b>SUPPLEMENTAL DATA</b>						RES LND	1090	1,474,700	1,474,700
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282570_793890						Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#			
						Total		3,561,700	3,561,700

1302  
 EDGARTOWN, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LYNN MARTIN	1501	192	07-15-2019	Q	I	2,925,000	00	Year	Code	Assessed	Year	Code	Assessed	
WIENER ALAN & HOLCOMBE EILEEN P & SCOTT W	1299	0725	12-04-2012	Q	I	2,390,000	00	2023	1090	2,087,000	2022	1090	1,378,800	
BLACK WILLIAM A & JOHN WILCOX SHIRLEY B &	1119	0133	04-27-2007	U	I	960,000	1		1090	1,474,700	2021	1090	1,578,400	
	00417	0262	07-03-1984	U	I	1	1A							
	0401	0766	05-18-1983	U	I	1	1A							
Total								3,561,700	Total		2,957,200	Total		2,837,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,081,600
Appraised Xf (B) Value (Bldg)	2,900
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	1,474,700
Special Land Value	0
Total Appraised Parcel Value	3,561,700
Valuation Method	C
Total Appraised Parcel Value	3,561,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
DTN9			

NOTES											
RES USE											
TOTAL RENOVATIONS..07-'08-?											

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
2020-665	07-01-2020	RA		10,000		0		REMOVE EXISTING DECK, R	06-06-2022	LS			11	Field Review
175-2008	04-16-2009	CO	CO ISSUED					SFR/GH	05-18-2017	MM			11	Field Review
174-2008	04-16-2009	CO	CO ISSUED					SFR/ GH	06-18-2014	MM			11	Field Review
2008-175		RA	Res Add/Alter					SFR; main house; 5BR/4.5 BA	11-18-2011	MM			11	Field Review
2008-174		RA	Res Add/Alter					SFR- guest house - 1BR/1BA	04-12-2010	EP			12	Bldg Permit/Measur/New C
									03-25-2009	EP			12	Bldg Permit/Measur/New C
									03-13-2008	EP			12	Bldg Permit/Measur/New C

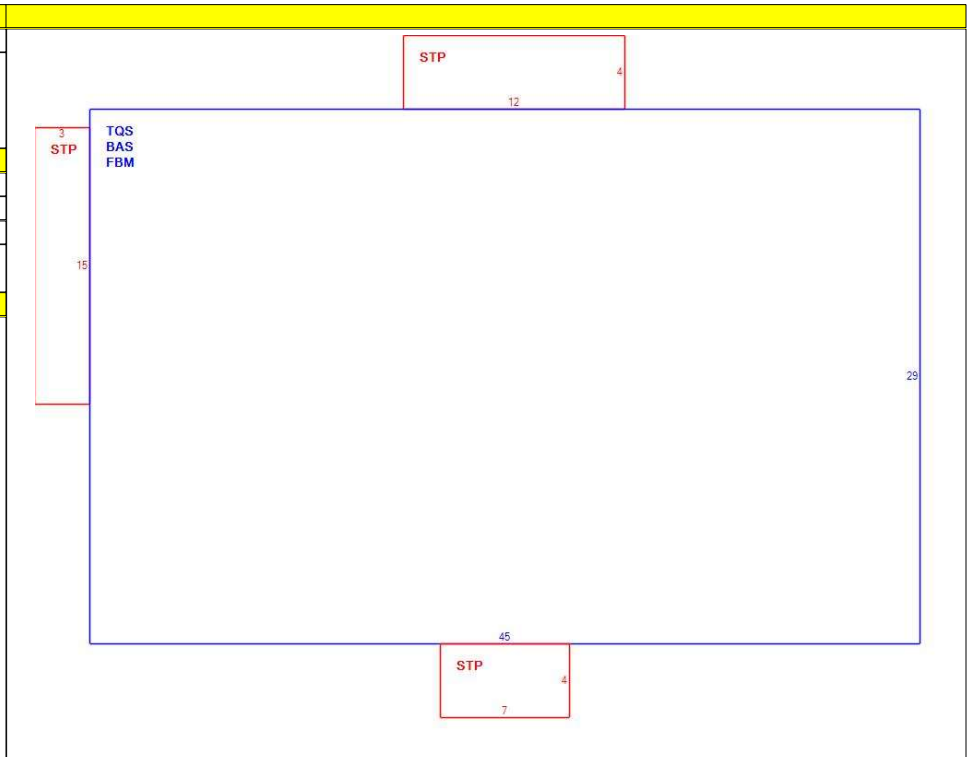
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1090	MULTI HSES	B1		4,262 SF	54.06	1.00000	9	1.00	0100	6.400			346.01	1,474,700	
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			1,474,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	07	Very Good			
Stories:	1				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	9				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			2,116,219		
Year Built			2008		
Effective Year Built			2016		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
Cns Sect Rcnd			2,010,400		
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
FPL1	FPL MSNRY 1	B	1	3000.00	2011		95		0.00	2,900
PAT2	PATIO-GOOD	L	288	7.00	2009		90		0.00	1,800
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,305	1,305	1,305	724.63	945,636
FBM	Basement, Finished	0	1,305	587	325.94	425,355
STP	Stoop	0	121	12	71.86	8,696
TQS	Three Quarter Story	979	1,305	979	543.61	709,408

Ttl Gross Liv / Lease Area		2,284	4,036	2,883		2,089,095
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CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA				
LYNN MARTIN				2	Public Water	9	Town Street			Description	Code	Appraised	Assessed					
LYNN HOPE R				3	Public Sewer	1	Paved			RESIDENTL	1090	2,087,000	2,087,000					
75 GROVE ST		<b>SUPPLEMENTAL DATA</b>								RES LND	1090	1,474,700	1,474,700	<b>VISION</b>				
APT 429		Alt Prcl ID PLN#/Rec				Restriction Hist Distrct X												
WELLESLEY MA 02482		Lot#				Other Note												
		Plan Notes				UC-Misc 1												
		Plan Notes				UC-Misc 2												
		Plan Notes																
		GIS ID M_282570_793890				Assoc Pid#												
										Total		3,561,700	3,561,700					
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LYNN MARTIN				1501 192	07-15-2019	Q	I	2,925,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WIENER ALAN &				1299 0725	12-04-2012	Q	I	2,390,000	00	2023	1090	2,087,000	2022	1090	1,378,800	2021	1090	1,518,000
HOLCOMBE EILEEN P & SCOTT W				1119 0133	04-27-2007	U	I	960,000	1		1090	1,474,700		1090	1,578,400		1090	1,319,600
BLACK WILLIAM A & JOHN				00417 0262	07-03-1984	U	I	1	1A									
WILCOX SHIRLEY B &				0401 0766	05-18-1983	U	I	1	1A									
										Total		3,561,700	Total		2,957,200	Total		2,837,600
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														
DTN9																		
NOTES										Appraised Bldg. Value (Card)						2,081,600		
TOTALLY NEW, SAME FOOT PRINT AS ORIG.										Appraised Xf (B) Value (Bldg)						2,900		
BLDG.										Appraised Ob (B) Value (Bldg)						2,500		
UOP= PERGOLA										Appraised Land Value (Bldg)						1,474,700		
										Special Land Value						0		
										Total Appraised Parcel Value						3,561,700		
										Valuation Method						C		
										Total Appraised Parcel Value						3,561,700		
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				
									02-26-2021	EP			01	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			
2	1090	MULTI HSES			0 SF	0.00	1.00000		1.00	0100	6.400			0	0			
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.10	Total Land Value			0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model:	01	Residential			
Grade:	05	Ave/Good			
Stories:	2				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
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
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
<b>COST / MARKET VALUATION</b>			
Building Value New		74,903	
Year Built		2008	
Effective Year Built		2016	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		5	
Functional Obsol			
External Obsol			
Trend Factor		1	
Condition			
Condition %			
Percent Good		95	
Cns Sect Rcnd		71,200	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	208	208	208	174.19	36,232
FUS	Upper Story, Finished	208	208	208	174.19	36,232
UOP	Porch, Open, Unfinished	0	72	7	16.94	1,219
WDK	Deck, Wood	0	72	7	16.94	1,219
Ttl Gross Liv / Lease Area		416	560	430		74,902

