

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONSTANTINI VINCENT J & ROSEM								Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
71 SUNSET ROAD								RESIDENTL	1090	4,071,900	4,071,900	
WESTON MA 02493								RES LND	1090	1,079,500	1,079,500	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Restriction								
PLN#/Rec				Hist Distrct								
Lot#				Other Note								
Plan Notes				UC-Misc 1 CK 2019 BP'S IN '								
Plan Notes				UC-Misc 2								
Plan Notes												
GIS ID M_286447_790875				Assoc Pid#								

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CONSTANTINI VINCENT J & ROSEMARY C							0792	0267	03-17-2000	U	V	360,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
STEPHENS JAMES NORRIS							0317	0500	06-10-1974	U	V	0	1A	2023	1090	3,870,600	2022	1090	2,744,200	2021	1090	2,744,200
STEPHENS HELEN HALL							0289	4760	05-11-1971	U	V	0			1090	1,025,500		1090	915,796		1090	700,327
Total													Total		4,896,100	Total		3,659,996	Total		3,444,527	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

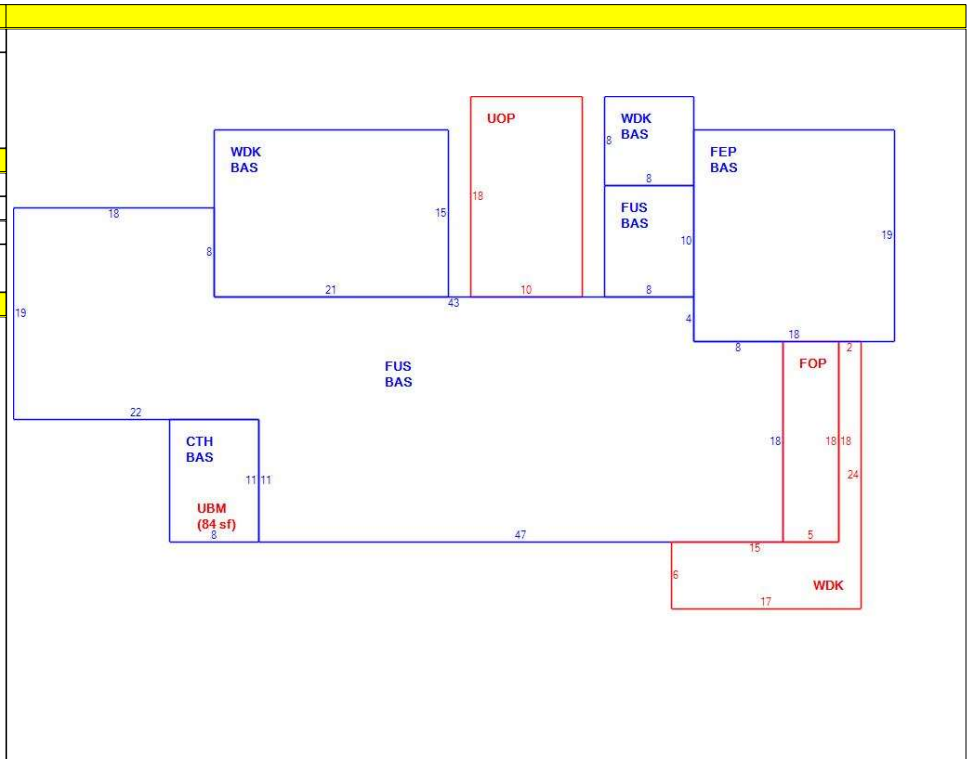
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY5			Batch

NOTES			
LOT 3A STEPHENS CF 721			
SD OF 47-106.3 2000			
DISTANT OCEAN VIEW			

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
2020-115	09-25-2019	RA		100,000		0		GUESTHOUSE BATHROOM	05-26-2022	LS			11	Field Review
2020-114	09-25-2019	RA		100,000		0		BATHROOM RENO	08-12-2021	EH			01	Cyclical Reinspection
2014-433	05-14-2014	RA	Res Add/Alter					BATH RENO	05-23-2017	DM			11	Field Review
218-2010	07-12-2010	CO	CO ISSUED					SFR/GUEST	10-09-2015	EP			01	Cyclical Reinspection
2010-218	04-08-2010	RA	Res Add/Alter					FINISH BASEMENT	12-01-2011	RK			11	Field Review
2010-53	10-14-2009	RA	Res Add/Alter					MINOR ALTERATION	01-10-2011	EP			01	Cyclical Reinspection
26-2008	09-02-2009	CO	CO ISSUED					GARAGE/GUEST HOUSE	07-14-2009	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	R12		130,680	SF	2.04	1.00000	5	1.00	CPY5	2.000	V20	8.16	1,066,300	
1	1090	MULTI HSES	R12		0.220	AC	30,000.00	1.00000	0	1.00	CPY5	2.000		60,000	13,200	
Total Card Land Units					3.22	AC	Parcel Total Land Area					3.22	Total Land Value			1,079,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	07	Good +10			
Stories:	2	2 Stories			
Occupancy					
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	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne		
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				2,613,429	
Year Built				2000	
Effective Year Built				2017	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				5	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				95	
Cns Sect Rcnld				2,482,800	
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



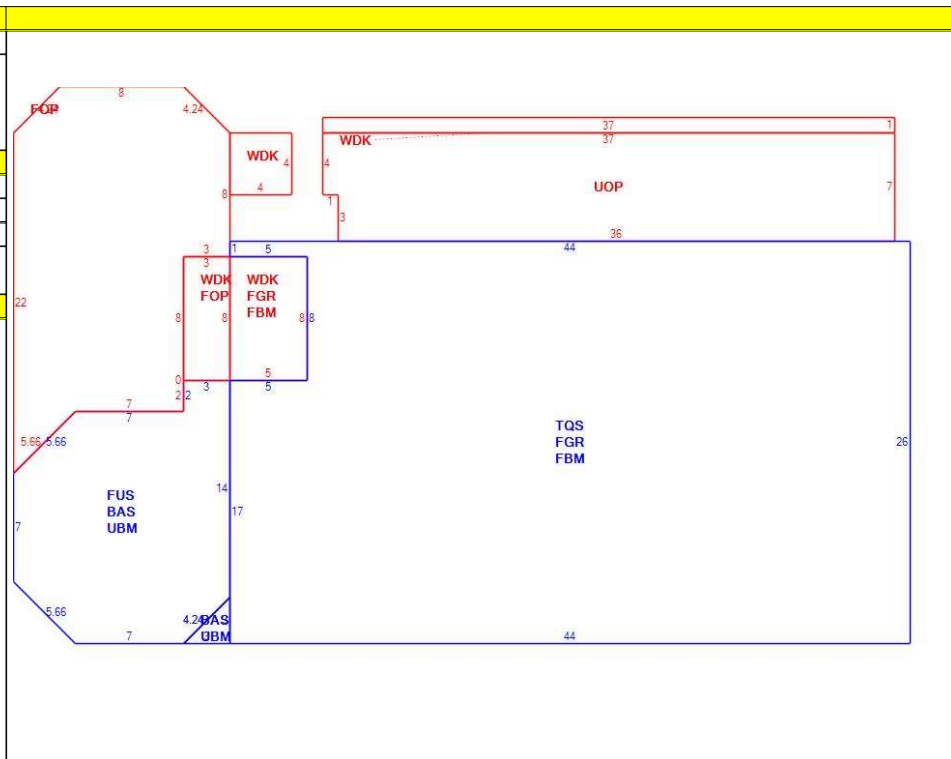
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	140	16.00	2001		100		0.00	2,200
SPL3	INGR GUNITE	L	1,050	100.00	2005		100		0.00	105,000
FPL3	FPL MSNRY 2	B	1	4000.00	2011		95		0.00	3,800
WDK	WOOD DECK	L	40	20.00			100		0.00	800
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
PAT2	PATIO-GOOD	L	1,196	7.00			100		0.00	8,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,277	2,277	2,277	634.73	1,445,269
CTH	Cath Cing	0	88	4	28.85	2,539
FEP	Porch, Enclosed, Finished	0	342	239	443.57	151,699
FOP	Porch, Open, Finished	0	90	18	126.95	11,425
FUS	Upper Story, Finished	1,468	1,468	1,468	634.73	931,776
UBM	Basement, Unfinished	0	84	17	128.46	10,790
UOP	Porch, Open, Unfinished	0	180	18	63.47	11,425
WDK	Deck, Wood	0	517	52	63.84	33,006
Ttl Gross Liv / Lease Area		3,745	5,046	4,093		2,597,929



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CONSTANTINI VINCENT J & ROSEM						Description	Code	Appraised	Assessed							
71 SUNSET ROAD						RESIDENTL	1090	4,071,900	4,071,900	VISION						
WESTON MA 02493						RES LND	1090	1,079,500	1,079,500							
SUPPLEMENTAL DATA						Total		5,151,400	5,151,400							
Alt Prcl ID		Restriction		Hist Distrct		Other Note										
PLN#/Rec		UC-Misc 1		CK 2019 BP'S IN '		UC-Misc 2										
Lot#		Assoc Pid#														
Plan Notes																
Plan Notes																
Plan Notes																
GIS ID		M_286447_790875														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONSTANTINI VINCENT J & ROSEMARY C		0792 0267	03-17-2000	U	V	360,000	1	Year	Code	Assessed	Year	Code	Assessed			
STEPHENS JAMES NORRIS		0317 0500	06-10-1974	U	V	0	1A	2023	1090	3,870,600	2022	1090	2,744,200			
STEPHENS HELEN HALL		0289 4760	05-11-1971	U	V	0			1090	1,025,500	2021	1090	2,744,200			
								Total		4,896,100	Total		3,659,996			
								Total			Total		3,444,527			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
CPY5																
NOTES																
KITCHEN= KITCHENETTE																
LIGHT HOUSE DESIGN CONNECTED TO GARAGE																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
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		1.000			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					3.22	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	07	Good +10			
Stories:	3				
Occupancy	1				
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	07	K PINE/A WD			
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	6				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
			CONDO DATA		
Parcel Id			C		Owne
			B		S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New			1,513,593		
Year Built			2007		
Effective Year Built			2019		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			3		
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
Cns Sect Rcnd			1,468,200		
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	201	201	201	643.79	129,402
FBM	Basement, Finished	0	1,144	515	289.82	331,553
FGR	Garage	0	1,144	458	257.74	294,857
FOP	Porch, Open, Finished	0	287	57	127.86	36,696
FUS	Upper Story, Finished	196	196	196	643.79	126,183
TQS	Three Quarter Story	828	1,104	828	482.84	533,060
UBM	Basement, Unfinished	0	201	40	128.12	25,752
UOP	Porch, Open, Unfinished	0	256	26	65.39	16,739
WDK	Deck, Wood	0	117	12	66.03	7,726
Ttl Gross Liv / Lease Area		1,225	4,650	2,333		1,501,968

