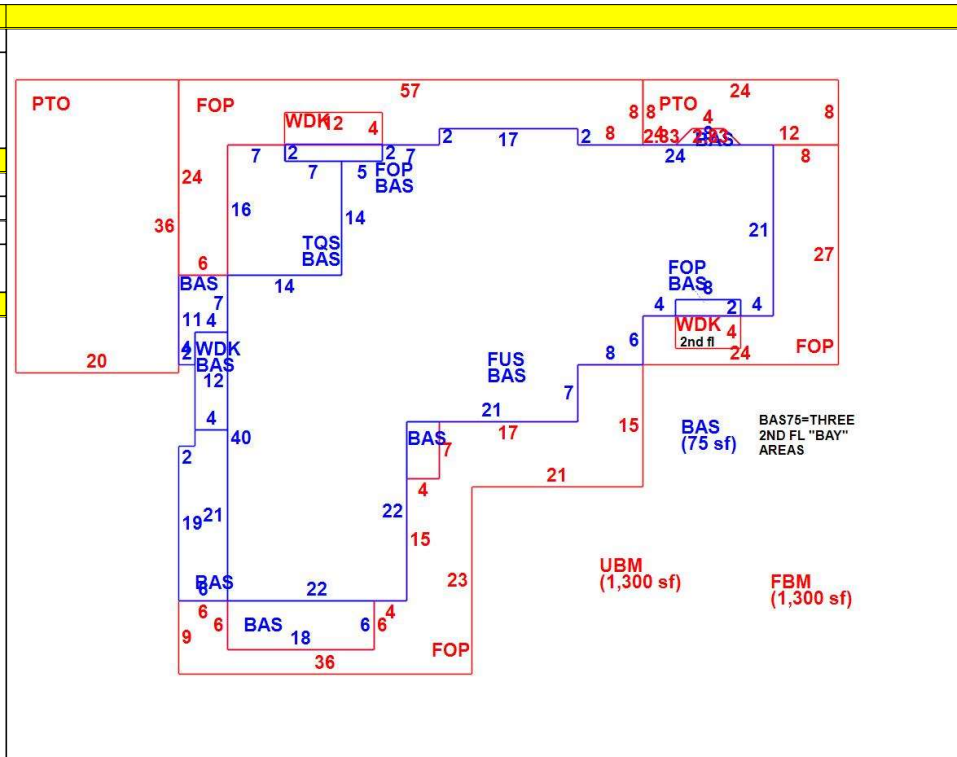


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
COWBAY HOLDINGS LLC						Description	Code	Appraised	Assessed							
87 HIGHLAND ST						RESIDENTL	1010	8,106,400	8,106,400	VISION						
NEWTON MA 02465						RES LND	1010	6,581,600	6,581,600							
SUPPLEMENTAL DATA						Total		14,688,000	14,688,000							
Alt Prcl ID		Restriction		Hist Distrct		Other Note										
PLN#/Rec LC 14668-K						UC-Misc 1										
Lot# 16						UC-Misc 2										
Plan Notes																
Plan Notes																
Plan Notes																
GIS ID M_280864_795332		Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COWBAY HOLDINGS LLC		83 35	09-22-2021	U	I	12,145,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CONDON FREDERICK M & CONDON FREDERICK M & CONDON FREDERICK M F & N INC		0076 0283	04-12-2016	U	I	1	1A	2023	1010	7,044,900	2022	1010	4,835,900	2021	1010	5,366,900
		0071 0177	10-27-2011	U	I	1	1A		1010	6,347,900		1010	6,014,472		1010	5,426,024
		0053 0117	12-31-1997	U	I	750,000	1B									
		0048 0303	05-02-1995	Q	I	710,000	00									
		Total						13,392,800		Total		10,850,372		Total		10,792,924
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												
0070																
NOTES										VALUATION METHOD						
ORIG SFR DEMO FOR 1/2001 & REPLACED										Appraised Bldg. Value (Card)						
@1/2 OF BSMT IS FINISHED WITH PERGO FLRS										7,941,700						
& SR AND WPC WALLS										Appraised Xf (B) Value (Bldg)						
WATER VIEWS										15,800						
										Appraised Ob (B) Value (Bldg)						
										148,900						
										Appraised Land Value (Bldg)						
										6,581,600						
										Special Land Value						
										0						
										Total Appraised Parcel Value						
										14,688,000						
										Valuation Method						
										C						
										Total Appraised Parcel Value						
										14,688,000						
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		
2022-575	03-16-2022	RA	Res Add/Alter	200,000				FINISH BASEMENT	03-15-2023	EH			01	Cyclical Reinspection		
2022-574	03-16-2022	RN	Res New Cons	450,000		0		BUILD FGR W/ DBR	05-23-2022	DM			11	Field Review		
2022-573	03-16-2022	RN	Res New Cons	655,000				BUILD GUEST HOUSE	05-12-2022	SF			11	Field Review		
2022-518	02-18-2022	RN	Res New Cons			0		BUILD SPL 18X42	11-08-2021	EH			01	Cyclical Reinspection		
2022-303	11-30-2021	RA	Res Add/Alter	500,000				INTERIOR RENO	03-29-2019	EP			01	Cyclical Reinspection		
2022-235	11-01-2021	RA	Res Add/Alter	50,000				INTERIOR DEMO	05-23-2017	MM			11	Field Review		
2018-418	03-09-2018	DE	Demolish	15,000		0		DEMO GH & GARAGE	11-30-2011	DM			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	1010	SINGL FAM M-0	R60		65,340	SF	6.54	1.00000	7	1.00	0090	4.900	V30	96.14	6,281,700	
1	1010	SINGL FAM M-0	R60		0.600	AC	34,000.00	1.00000	0	1.00	0090	4.900	V30	499,800	299,900	
Total Card Land Units					2.10	AC	Parcel Total Land Area					2.10	Total Land Value			6,581,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Estate			
Model	01	Residential			
Grade:	10	Superior			
Stories:	2	2 Stories			
Occupancy	1				
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	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	5				
Total Half Baths	2				
Total Xtra Fixtrs	2				
Total Rooms:	12				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id		C		Ownr	0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		7,340,056			
Year Built		2001			
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 Rcnd		6,973,100			
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
FPL4	FPL MSNRY 2	B	3	5000.00	2006		95		0.00	14,300
FGR7	GAR EXC-1ST	L	1,200	80.00	1980		70		0.00	67,200
SHD1	SHED FRAME	L	128	16.00	1980		70		0.00	1,400
FPO	EXTRA FPL O	B	2	800.00	2006		95		0.00	1,500
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
SPL3	INGR GUNITE	L	756	100.00			100		0.00	75,600
SPA1	SPA INGR W	L	1	4000.00			100		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,976	2,976	2,976	1,094.78	3,258,065
FBM	Basement, Finished	0	1,300	585	492.65	640,446
FOP	Porch, Open, Finished	0	1,459	292	219.11	319,676
FUS	Upper Story, Finished	2,282	2,282	2,282	1,094.78	2,498,288
PTO	Patio	0	900	90	109.48	98,530
TQS	Three Quarter Story	158	210	158	823.69	172,975
UBM	Basement, Unfinished	0	1,300	260	218.96	284,643
WDK	Deck, Wood	0	128	13	111.19	14,232
Ttl Gross Liv / Lease Area		5,416	10,555	6,656		7,286,855



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
COWBAY HOLDINGS LLC						Description	Code	Appraised	Assessed						
87 HIGHLAND ST						RESIDENTL	1010	8,106,400	8,106,400	VISION					
NEWTON MA 02465						RES LND	1010	6,581,600	6,581,600						
SUPPLEMENTAL DATA						Total		14,688,000	14,688,000						
Alt Prcl ID		Restriction		Hist Distrct		Other Note									
PLN#/Rec LC 14668-K						UC-Misc 1									
Lot# 16						UC-Misc 2									
Plan Notes															
Plan Notes															
Plan Notes															
GIS ID M_280864_795332		Assoc Pid#													
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COWBAY HOLDINGS LLC			83 35	09-22-2021	U	I	12,145,000	1	Year	Code	Assessed	Year	Code	Assessed	
CONDON FREDERICK M &			0076 0283	04-12-2016	U	I	1	1A	2023	1010	7,044,900	2022	1010	4,835,900	
CONDON FREDERICK M &			0071 0177	10-27-2011	U	I	1	1A		1010	6,347,900		1010	6,014,472	
CONDON FREDERICK M			0053 0117	12-31-1997	U	I	750,000	1B							
F & N INC			0048 0303	05-02-1995	Q	I	710,000	00							
Total									Total	13,392,800	Total	10,850,372	Total	10,792,924	
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									
0070															
NOTES						Total Appraised Parcel Value									
						7,941,700									
						Appraised Xf (B) Value (Bldg)									
						15,800									
						Appraised Ob (B) Value (Bldg)									
						148,900									
						Appraised Land Value (Bldg)									
						6,581,600									
						Special Land Value									
						0									
						Total Appraised Parcel Value									
						14,688,000									
						Valuation Method									
						C									
						Total Appraised Parcel Value									
						14,688,000									
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	
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	1010	SINGL FAM M-0			SF		0.00000		1.00		1.000				0
Total Card Land Units					0.00	AC	Parcel Total Land Area			2.10	Total Land Value			0	

CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model:	01	Residential			
Grade:	07	Very Good			
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:	03	Hot Air-no Duc			
AC Type:	02	Heat Pump			
Total Bedrooms:	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths:	1				
Total Xtra Fixtrs:					
Total Rooms:					
Bath Style:					
Kitchen Style:					

CONDO DATA

Parcel Id		C		Ownr	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

Building Value New	968,614
Year Built	2023
Effective Year Built	2022
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnd	968,600
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	550	550	550	689.10	379,004
FOP	Porch, Open, Finished	0	250	50	137.82	34,455
FUS	Upper Story, Finished	800	800	800	689.10	551,279
Ttl Gross Liv / Lease Area		1,350	1,600	1,400		964,738

10

FUS
FOP

22

FUS
BAS

25