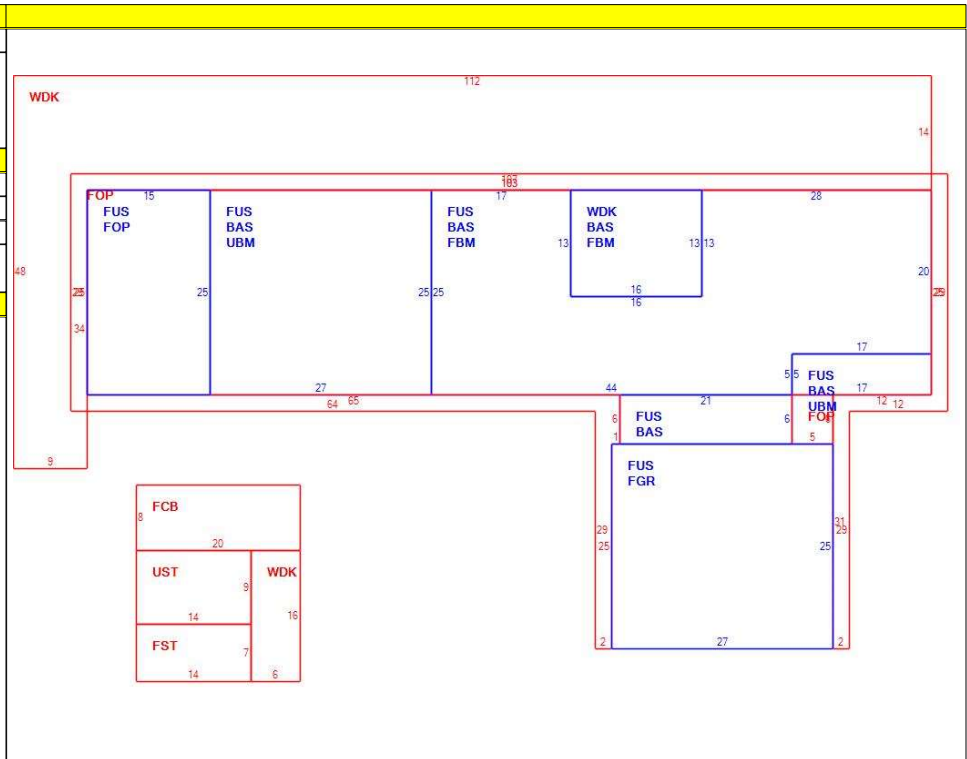


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION					
MCCARRON ROBERT M-- TRS KJC REALTY TRUST 33 HIGHGATE ROAD WELLESLEY MA 02481						Description	Code	Appraised	Assessed						
						RESIDENTL RES LND	1013 1013	5,737,400 11,204,300	5,737,400 11,204,300						
SUPPLEMENTAL DATA						Total				16,941,700	16,941,700				
Alt Prcl ID	PLN#/Rec	LC 12131-I FILED 1/22/198	Restriction	Hist Distrct	Other Note										
Lot#	Plan Notes	11	UC-Misc 1	UC-Misc 2											
Plan Notes	Plan Notes	GIS ID		M_281741_795334	Assoc Pid#										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCARRON ROBERT M-- TRS	0071	0143	09-30-2011	Q	I	7,950,000	00	Year	Code	Assessed	Year	Code	Assessed		
THREE SANDBARS LLC	1053	0330	08-30-2005	U	I	1	1A	2023	1013	5,548,800	2022	1013	3,603,700		
THREE SANDBARS LLC	0064	0093	08-30-2005	U	I	1	1A		1013	10,837,600	2021	1013	10,563,515		
KERNOCHAN JOHN M	0011	0373	02-18-1957			0		Total		16,386,400	Total		14,167,215		
Total								Total		14,169,274	Total		14,619,274		
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															
FF APPROX PER PLAN LC12131-I 1ST FL--FIN CONC FLRS WITH RADIANT HEAT															
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	
496-2017	02-23-2018	CO	CO ISSUED			0		SFR ALTER	05-23-2022	DM			11	Field Review	
2017-496	03-20-2017	RA	Res Add/Alter	100,000		0		FIN BASEMENT 1272 SF	09-27-2018	EP			01	Cyclical Reinspection	
410-2012	08-09-2013	CO	CO ISSUED					POOL & SPA	05-23-2017	MM			11	Field Review	
188-2012	08-09-2013	CO	CO ISSUED					POOL HOUSE	03-11-2014	EP			01	Cyclical Reinspection	
187-2012	08-09-2013	CO	CO ISSUED					SFR W GAR	08-26-2013	EP			00	Measur+Listed	
2013-415	06-06-2013	RA	Res Add/Alter					REBUILD CABANA	10-17-2012	EP			11	Field Review	
2012-410	06-21-2012	RN	Res New Cons					16.5 X 65 SWIMMING POOL	01-03-2012	EP			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	1013	SFR WATER M-	R60		65,340	SF 6.54	1.00000	7	1.00	0080	3.850		W65	163.66	10,693,800
1	1013	SFR WATER M-	R60		0.600	AC 34,000.00	1.00000	0	1.00	0080	3.850		W65	850,850	510,500
1	1013	SFR WATER M-	R60		440.000	FF 0.01	1.00000	0	0.00		1.000			0	0
Total Card Land Units					2.10	AC	Parcel Total Land Area					2.10	Total Land Value		11,204,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	10	Superior			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	03	Concr-Finished			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	08	Radiant			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	6				
Total Half Baths	4				
Total Xtra Fixtrs	1				
Total Rooms:	9				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		5,891,051			
Year Built		2012			
Effective Year Built		2017			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		95			
Percnt Good		95			
Cns Sect Rcnd		5,596,500			
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
FPL3	FPL MSNRY 2	B	2	4000.00	2013		95		0.00	7,600
WDK	WOOD DECK	L	454	20.00	2012		90		0.00	8,200
ODP	OUTDOOR PL	L	6	700.00	2012		100		0.00	4,200
SHD1	SHED FRAME	L	96	16.00	2012		90		0.00	1,400
WDK	WOOD DECK	L	500	20.00	2012		90		0.00	9,000
SPL3	INGR GUNITE	L	1,105	100.00	2012		100		0.00	110,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,326	2,326	2,326	807.36	1,877,919
FBM	Basement, Finished	0	1,440	648	363.31	523,169
FCB	Cabana, Enclosed, Finished	0	160	120	605.52	96,883
FGR	Garage	0	675	270	322.94	217,987
FOP	Porch, Open, Finished	0	1,001	200	161.31	161,472
FST	Utility, Finished	0	98	49	403.68	39,561
FUS	Upper Story, Finished	3,168	3,168	3,168	807.36	2,557,716
UBM	Basement, Unfinished	0	760	152	161.47	122,719
UST	Utility, Storage, Unfinished	0	126	57	365.23	46,020
WDK	Deck Wood	0	2,178	218	80.81	176,004
Ttl Gross Liv / Lease Area		5,494	11,932	7,208		5,819,450

