

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCCARRON ROBERT M--TRS SHANZ REALTY TRUST PO BOX 1270  EDGARTOWN MA 02539		2	Public Water			Description	Code	Appraised	Assessed	1302  EDGARTOWN, MA  <b>VISION</b>
						RESIDENTL	0130	584,100	584,100	
						RES LND	0130	126,600	126,600	
		<b>SUPPLEMENTAL DATA</b>				COMMERCL	0310	523,100	523,100	
		Alt Prcl ID	Restriction			COMM LND	0310	506,600	506,600	
		PLN#/Rec	CF 619 7/27/94	Hist Distrct						
		Lot#	1	Other Note						
		Plan Notes		UC-Misc 1						
		Plan Notes		UC-Misc 2						
		Plan Notes								
		GIS ID	M_281316_794254	Assoc Pid#						
						Total	1,740,400	1,740,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCARRON ROBERT M--TRS	1303	0492	12-28-2012	U	I	935,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SMITH ARTHUR D	0614	0814	09-23-1993	U	I	1	1B	2023	0130	584,100	2022	0130	562,500	2021	0130	562,500
SMITH ARTHUR D TRS	0592	0583	11-10-1992	U	I	1	1A		0130	117,600		0130	98,000		0130	98,000
SMITH ARTHUR D	0575	0663	03-20-1992	Q	I	350,000	00		0310	523,100		0310	408,600		0310	408,600
REAL\ PROPERTY SERVICES INC	0541	0824	06-13-1990	U	I	425,000	1L		0310	470,400		0310	392,100		0310	392,100
						Total		1,695,200		Total	1,461,200		Total	1,461,200		

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															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
UPM1														
NOTES														
SKYLIGHTS BOTH SIDES FLR2				F = LO/SO										
2013: ENTRY PORCH; ALSO														
INTERIOR RENOVATIONS FOR LAW OFFC														
NO RES USE -- OFFICES 2 FLRS				15,077 SF LOT										
				Total Appraised Parcel Value 1,740,400										

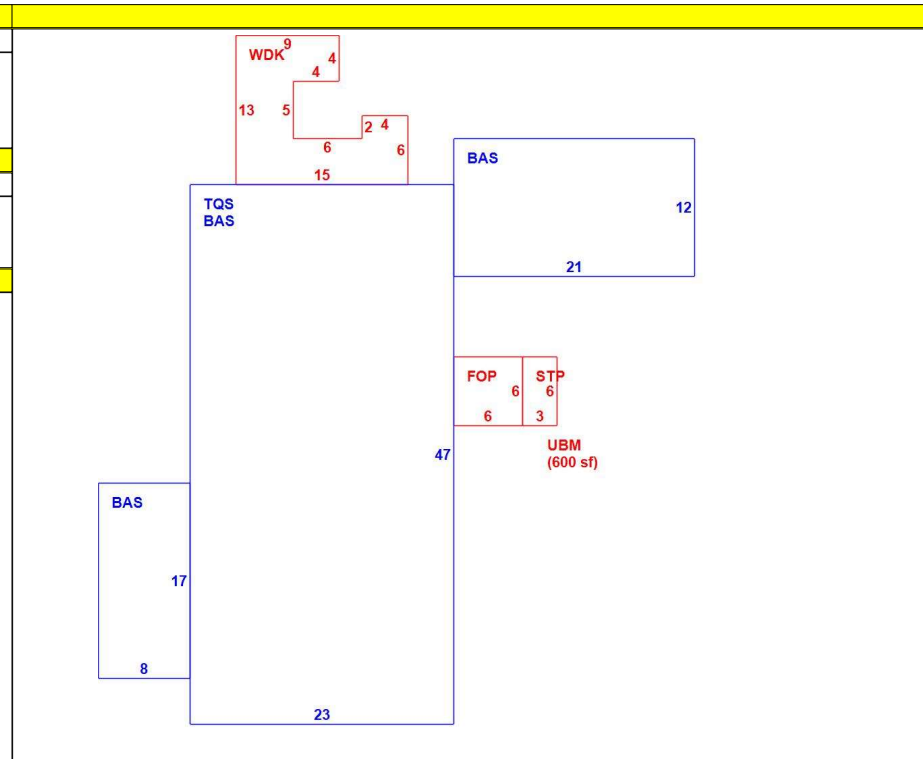
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
261-2018	03-29-2018	CO	CO ISSUED			100		APT HOUSING	05-02-2018	EP			01	Cyclical Reinspection	
260-2018	03-29-2018	CO	CO ISSUED			100		APT HOUSING	04-28-2017	DT			11	Field Review	
2018-286	12-05-2017	CA	Comm Add/Alte	26,825		100		FIRE SPRINKLER SYSTEM	06-23-2014	DT			11	Field Review	
2018-261	11-28-2017	CA	Comm Add/Alte	225,000		100		2ND FLOOR MODULAR 768	04-23-2014	EP			01	Cyclical Reinspection	
2018-260	11-28-2017	CA	Comm Add/Alte	225,000		100		1ST FLOOR MODULAR 768 S	12-01-2011	JD			11	Field Review	
2018-154	10-10-2017	CA	Comm Add/Alte	10,000		100		FOUNDATION	03-21-2011	DT			11	Field Review	
2013-295	03-28-2013	CA	Comm Add/Alte	148,000		100		RENOV COMMERCIAL	12-02-2008	EP			11	Field Review	

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	0340	OFFICE BLD M9	B11		12,062 SF	150.01	1.00000	0	1.00	UPM1	0.280		0	42	506,600
Total Card Land Units					0.28 AC	Parcel Total Land Area: 0.35					Total Land Value 633,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	04	Above Ave			
Stories:	1.75				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
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 Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	04	Electric			
Heating Type	04	Forced Air-Duc			
AC Type	02	Heat Pump			
Bldg Use	0340	OFFICE BLD M94			
Total Rooms					
Total Bedrms	00				
Total Baths	2.5				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	0340				

MIXED USE		
Code	Description	Percentage
0340	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		744,003
Year Built		1925
Effective Year Built		1997
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		25
Functional Obsol		5
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		70
Cns Sect Rcndd		520,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



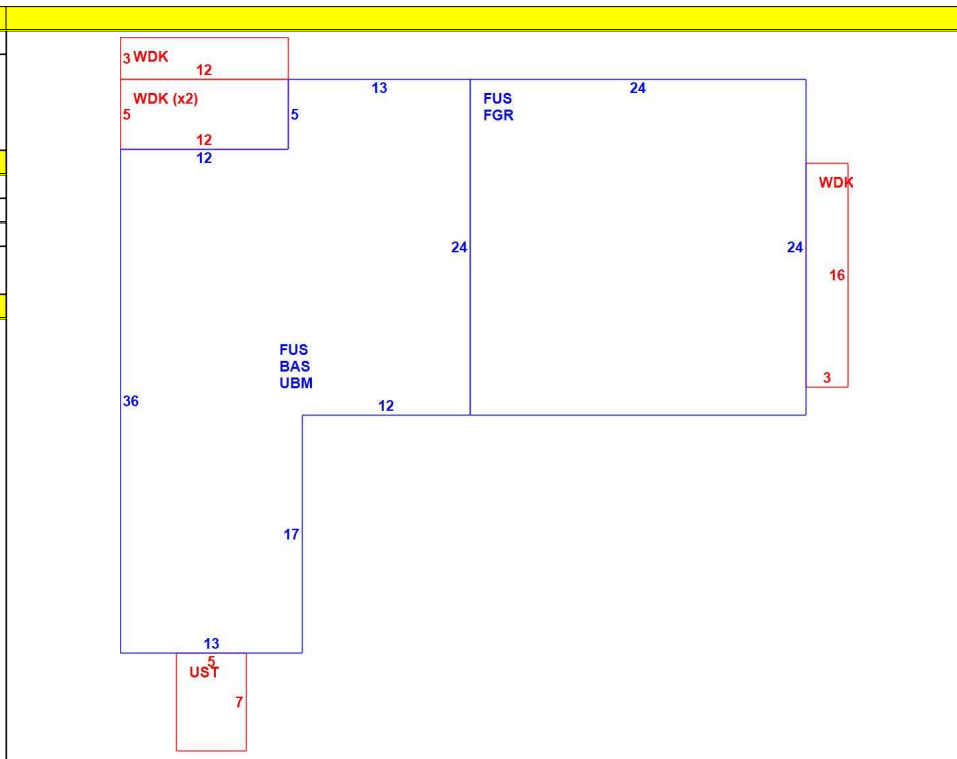
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FPL1	FPL MSNRY 1S	B	1	3000.00	1991		70		0.00	2,100
SGN2	DOUBLE SIDE	L	6	50.00	2006		50		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,469	1,469	1,469	293.26	430,800	
FOP	Porch, Open, Finished	0	36	9	73.32	2,639	
STP	Stoop	0	18	1	16.29	293	
TQS	Three Quarter Story	919	1,081	919	249.31	269,507	
UBM	Basement, Unfinished	0	600	120	58.65	35,191	
WDK	Deck, Wood	0	129	19	43.19	5,572	
Ttl Gross Liv / Lease Area		2,388	3,333	2,537		744,002	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
MCCARRON ROBERT M--TRS SHANZ REALTY TRUST PO BOX 1270 EDGARTOWN MA 02539		2	Public Water			Description	Code	Appraised	Assessed							
						RESIDENTL	0130	584,100	584,100	<b>VISION</b>						
						RES LND	0130	126,600	126,600							
						COMMERCL	0310	523,100	523,100							
						COMM LND	0310	506,600	506,600							
SUPPLEMENTAL DATA						Total		1,740,400	1,740,400							
Alt Prcl ID		PLN#/Rec CF 619 7/27/94		Restriction												
Lot# 1		Plan Notes		Hist Distrct												
Plan Notes		Plan Notes		Other Note												
Plan Notes		GIS ID M_281316_794254		UC-Misc 1												
Plan Notes				UC-Misc 2												
GIS ID				Assoc Pid#												
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCARRON ROBERT M--TRS			1303 0492	12-28-2012	U	I	935,000	1	Year	Code	Assessed	Year	Code	Assessed		
SMITH ARTHUR D			0614 0814	09-23-1993	U	I	1	1B	2023	0130	584,100	2022	0130	562,500		
SMITH ARTHUR D TRS			0592 0583	11-10-1992	U	I	1	1A		0130	117,600		0130	98,000		
SMITH ARTHUR D			0575 0663	03-20-1992	Q	I	350,000	00		0310	523,100		0310	408,600		
REAL\ PROPERTY SERVICES INC			0541 0824	06-13-1990	U	I	425,000	1L		0310	470,400		0310	392,100		
						Total		1,695,200	Total		1,461,200	Total		1,461,200		
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		Appraised Bldg. Value (Card)				1,104,900		
UPM1										Appraised Xf (B) Value (Bldg)				2,100		
						Appraised Ob (B) Value (Bldg)						200				
						Appraised Land Value (Bldg)						633,200				
						Special Land Value						0				
						Total Appraised Parcel Value						1,740,400				
						Valuation Method						C				
						Total Appraised Parcel Value						1,740,400				
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	0105	THREE FAM	B11		3,015 SF	150.01	1.00000	0	1.00	UPM1	0.280			42	126,600	
Total Card Land Units					0.07 AC	Parcel Total Land Area					0.35	Total Land Value				126,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	14	Apartments			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	2	2 Stories			
Occupancy	3				
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		602,159
			Year Built		1998
			Effective Year Built		2019
			Depreciation Code		R
			Remodel Rating		04
			Year Remodeled		2017
			Depreciation %		3
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		97
			Cns Sect Rcnld		584,100
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	761	761	761	234.96	178,805	
FGR	Garage	0	576	230	93.82	54,041	
FUS	Upper Story, Finished	1,337	1,337	1,337	234.96	314,142	
UBM	Basement, Unfinished	0	761	152	46.93	35,714	
UST	Utility, Storage, Unfinished	0	35	16	107.41	3,759	
WDK	Deck, Wood	0	204	20	23.04	4,699	
Ttl Gross Liv / Lease Area		2,098	3,674	2,516		591,160	

