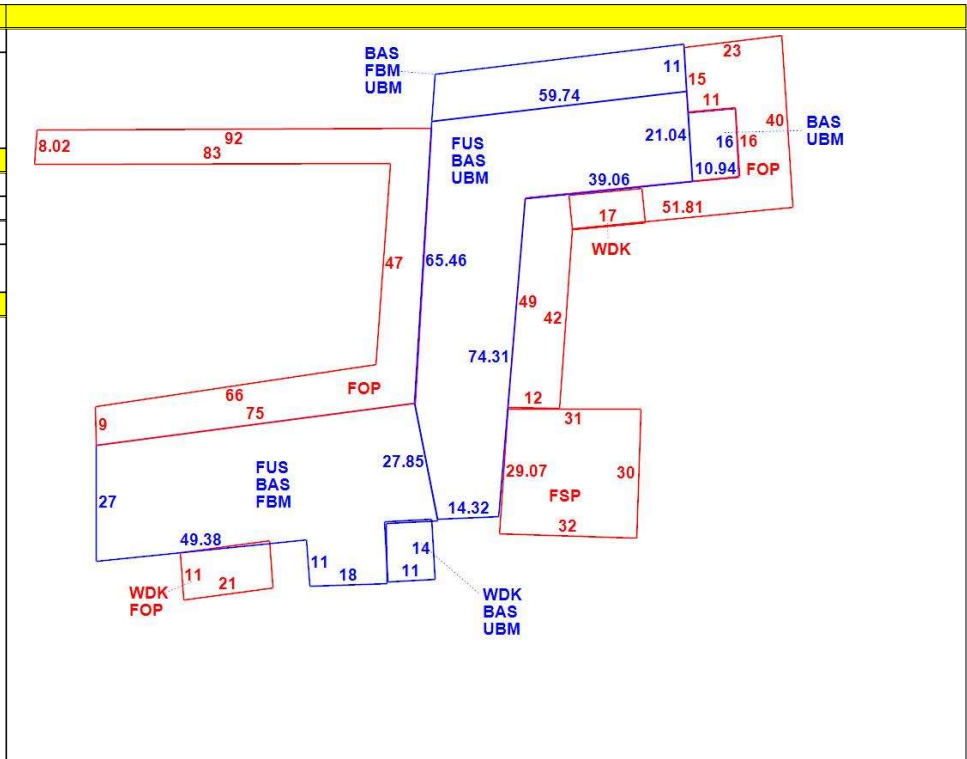


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
POULIOT REBECCA R ---TRS BLACK CAP NOMINEE TRUST 209 RIDGEWAY RD						Description	Code	Appraised	Assessed						
						RESIDENTL	1010	11,561,700	11,561,700	VISION					
						RES LND	1010	11,193,000	11,193,000						
WESTON MA 02493						SUPPLEMENTAL DATA									
Alt Prcl ID		Restriction		Hist Distrct		Other Note									
PLN#/Rec PB17 PG109 7/1/14		UC-Misc 1		UC-Misc 2											
Lot# 2															
Plan Notes PRIOR CF763															
Plan Notes															
Plan Notes															
GIS ID M_282975_791407		Assoc Pid#													
						Total		22,754,700	22,754,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
POULIOT REBECCA R ---TRS		1487 0159	01-24-2019	U	V	11,250,000	1P	Year	Code	Assessed	Year	Code	Assessed		
HOULAHAN ANDREW P		1474 1019	08-22-2018	U	V			2023	1010	7,945,200	2022	1010	5,157,300		
HOULAHAN ANDREW P		1394 1017	12-31-2015	U	V				1010	10,826,200		1010	10,556,703		
HOULAHAN ANDREW P		0983 0722	12-31-2003	U	V						2021	1060	45,100		
HOULAHAN ANDREW P		00413 0450	04-09-1984	U	V							1060	10,623,262		
						Total		18,771,400	Total	15,714,003	Total		10,668,362		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
								APPRAISED VALUE SUMMARY							
Total			0.00					Appraised Bldg. Value (Card)				11,163,900			
								Appraised Xf (B) Value (Bldg)				10,000			
								Appraised Ob (B) Value (Bldg)				387,800			
								Appraised Land Value (Bldg)				11,193,000			
								Special Land Value				0			
								Total Appraised Parcel Value				22,754,700			
								Valuation Method				C			
								Total Appraised Parcel Value				22,754,700			
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	
2023-615	05-01-2023	RA	Res Add/Alter			0		FINISH ATTIC	03-17-2023	EH			01	Cyclical Reinspection	
482-2020	07-01-2021	CO	CO ISSUED						05-23-2022	LS			11	Field Review	
376-2020	07-01-2021	CO	CO ISSUED						07-13-2021	EP			00	Measur+Listed	
375-2020	07-01-2021	CO	CO ISSUED						07-21-2020	EP			01	Cyclical Reinspection	
374-2020	07-01-2021	CO	CO ISSUED						05-23-2017	PH			11	Field Review	
2020-482	02-24-2020	RN		200,000		0		IN GROUND POOL	06-18-2014	SER			11	Field Review	
2020-376	12-27-2019	RN		250,000		0		POOL HOUSE	11-17-2011	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	0080	3.850	WF	W65	163.66	10,693,800
1	1010	SINGL FAM M-0	R60		1.160 AC	34,000.00	1.00000	0	0.50	0080	3.850	RESTR	W65	425,425	493,500
1	1010	SINGL FAM M-0	R60		1.400 AC	1,000.00	1.00000	0	1.00	0080	3.850			3,850	5,400
1	1010	SINGL FAM M-0			331.000 FF	1.00	1.00000	3	1.00		1.000			1	300
Total Card Land Units					4.06 AC	Parcel Total Land Area					4.06	Total Land Value			11,193,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	09	Custom			
Stories:	2				
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	06	Cust Wd Panel			
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	05	5 Bedrooms			
Total Bthrms:	8				
Total Half Baths	4				
Total Xtra Fixtrs	3				
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				11,163,864	
Year Built				2020	
Effective Year Built				2022	
Depreciation Code				VG	
Remodel Rating					
Year Remodeled					
Depreciation %				0	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				100	
Cns Sect Rcnd				11,163,900	
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
DCK1	DOCKS-RES	L	475	95.00	2004		100		0.00	45,100
FGR7	GAR EXC-1ST	L	1,170	80.00	2020		100		0.00	93,600
BHS2	CMM BTH HS	L	840	150.00	2020		100		0.00	126,000
WDK	WOOD DECK	L	1,600	20.00	2020		100		0.00	32,000
SPL1	POOL-INGR C	L	1,080	80.00	2020		100		0.00	86,400
ODS	OUTDOOR S	L	1	700.00	2020		100		0.00	700
FPL3	FPL MSNRY 2	B	1	4000.00	2020		100		0.00	8,000
FPL	MTL-WD C/PI	B	1	2000.00	2020		100		0.00	2,000
SPA1	SPA INGR W	L	1	4000.00	2020		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	6,106	6,106	6,106	771.21	4,709,008
FBM	Basement, Finished	0	3,002	1,351	347.07	1,041,905
FOP	Porch, Open, Finished	0	3,676	735	154.20	566,839
FSP	Porch, Screen, Finished	0	930	233	193.22	179,692
FUS	Upper Story, Finished	5,132	5,132	5,132	771.21	3,957,850
UBM	Basement, Unfinished	0	3,748	750	154.32	578,408
WDK	Deck, Wood	0	521	52	76.97	40,103
Ttl Gross Liv / Lease Area		11,238	23,115	14,359		11,073,805

