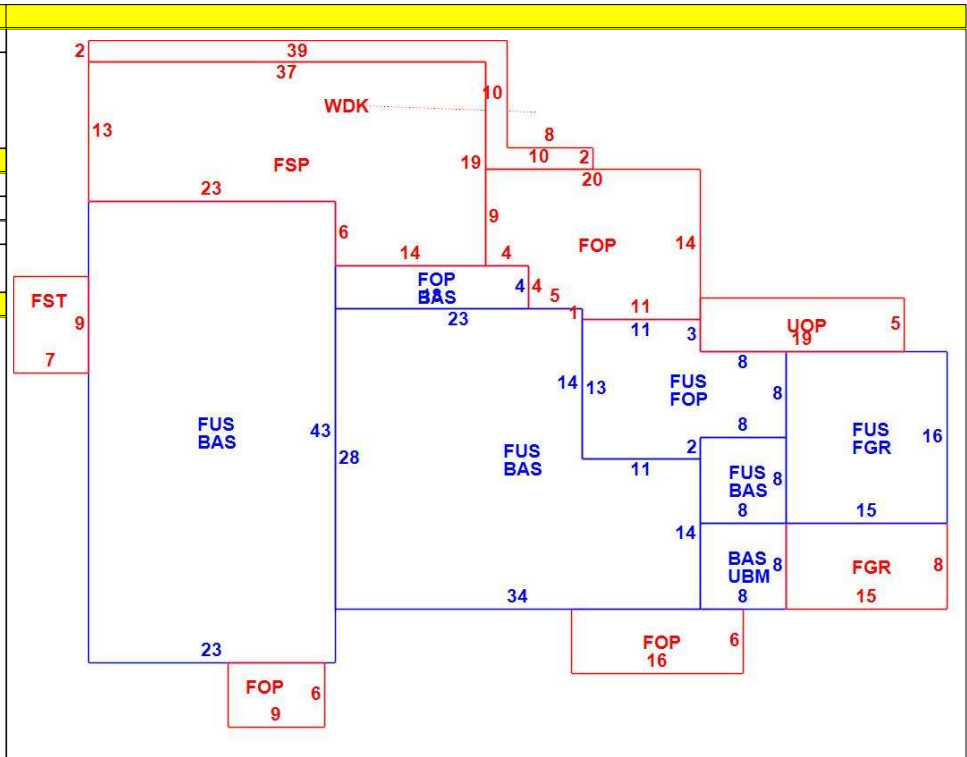


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
MANUS DEBORAH---TRS 81 PFW REALTY TRUST 155 SEAPORT BLVD			2 Public Water	9 Town Street 1 Paved		Description	Code	Appraised	Assessed						
BOSTON MA 02210		SUPPLEMENTAL DATA				RESIDENTL	1090	4,924,300	4,924,300	VISION					
Alt Prcl ID PLN#/Rec PB15 PG136 11/29/2006 Lot# 20B-4.2D, 6.4, 4.11E Plan Notes CF754 2001 Plan Notes 20B-4.11C&4.2B Plan Notes LC12390C GIS ID M_282338_794604		Restriction Hist Distrct Other Note UC-Misc 1 REVIEW SKTCH ' UC-Misc 2			RES LND	1090	6,275,700	6,275,700							
						Total		11,200,000	11,200,000						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MANUS DEBORAH---TRS		0079 0311	04-16-2019	U	I	9,195,000	1	Year	Code	Assessed	Year	Code	Assessed		
FEAREY JOHN LS & KLING KATHY & FEAREY JOHN LS & KLING KATHY		1298 0231	11-20-2012	U	I			2023	1090	4,743,700	2022	1090	2,709,100		
FEAREY JOHN LS & FEAREY JOHN LS		1291 0301	09-06-2012	U	I				1090	6,093,100		1090	5,809,183		
		1289 1058	08-23-2012	U	I						2021	1090	1,517,500		
		1289 1053	08-23-2012	U	I							1090	5,887,891		
						Total		10,836,800	Total	8,518,283	Total		7,405,391		
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											
0080															
NOTES															
POND FRONT/ PANORAMIC VIEW															
PB15 PG136 2006 LAND SWAP															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
543-2020	02-07-2022	CO	CO ISSUED			0			05-19-2022	DM			11	Field Review	
24-2020	07-30-2021	CO	CO ISSUED						02-08-2022	EH			01	Cyclical Reinspection	
2021-355	12-08-2020	RN		75,000		0		BLD SHED	05-14-2021	EP			01	Cyclical Reinspection	
2021-354	12-07-2020	RN		75,000				BLD POOL	06-11-2020	EP			01	Cyclical Reinspection	
2020-543	03-17-2020	RN				0		SFR-GUEST HOUSE	12-27-2018	EP			01	Cyclical Reinspection	
2020-490	02-27-2020	RA		370,000		0		ATTACHED GARAGE W/ OFF	05-18-2017	MM			11	Field Review	
2020-422	01-17-2020	DE				0		DEMO GARAGE	06-17-2014	MM			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	1090	MULTI HSES	R20		21,780 SF	14.57	1.00000	8	1.00	0080	3.850	WF	W45	252.44	5,498,200
1	1090	MULTI HSES	R20		200 FF	0.00	1.00000	0	1.00		1.000	WF		0	0
1	1090	MULTI HSES	R20		1.320 AC	34,000.00	1.00000	0	1.00	0080	3.850	WF	W45	589,050	777,500
Total Card Land Units					1.82 AC	Parcel Total Land Area					1.82	Total Land Value			6,275,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	09	Custom			
Stories:	2	2 Stories			
Occupancy					
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					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	2				
Total Xtra Fixtrs	2				
Total Rooms:	9				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		4,301,084			
Year Built		2001			
Effective Year Built		2019			
Depreciation Code		R			
Remodel Rating					
Year Remodeled		2020			
Depreciation %		3			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		97			
Pcnt Good		97			
Cns Sect Rcnld		4,172,100			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



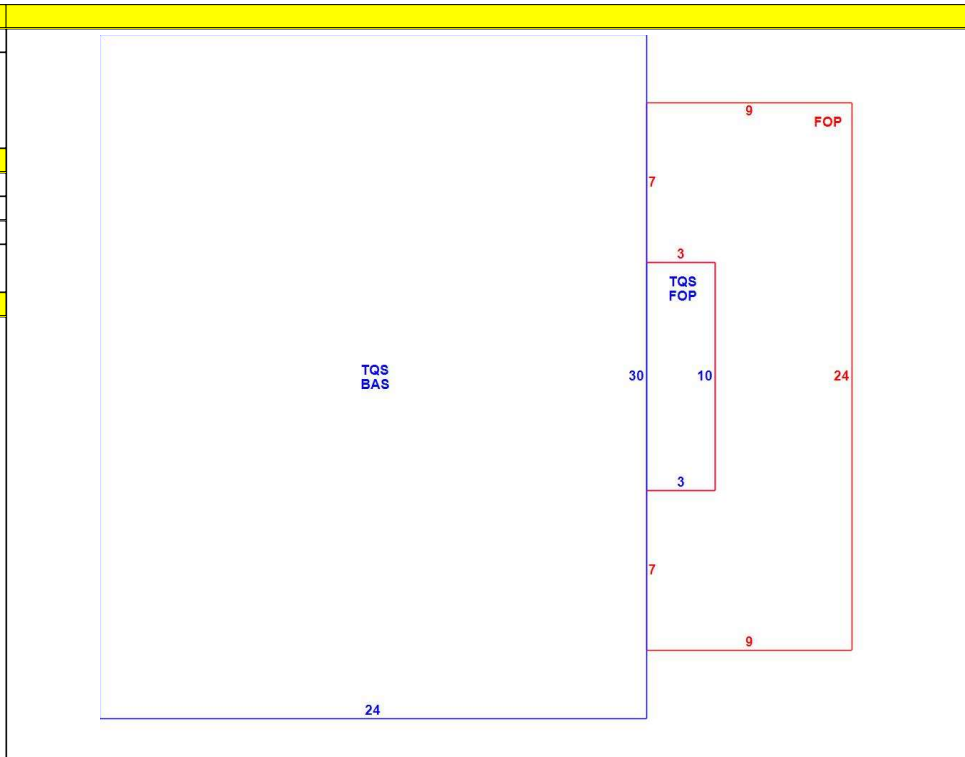
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	FPL MSNRY 2	B	1	4000.00	2006		97		0.00	3,900
ODS	OUTDOOR S	L	1	700.00	2020		100		0.00	700
WDK	WOOD DECK	L	532	20.00			100		0.00	10,600
SPL3	INGR GUNITE	L	600	100.00			100		0.00	60,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,987	1,987	1,987	894.52	1,777,411
FGR	Garage	0	360	144	357.81	128,811
FOP	Porch, Open, Finished	0	684	137	179.17	122,549
FSP	Porch, Screen, Finished	0	565	141	223.23	126,127
FST	Utility, Finished	0	63	32	454.36	28,625
FUS	Upper Story, Finished	2,298	2,298	2,298	894.52	2,055,607
UBM	Basement, Unfinished	0	64	13	181.70	11,629
UOP	Porch, Open, Unfinished	0	95	10	94.16	8,945
WDK	Deck, Wood	0	114	11	86.31	9,840
Ttl Gross Liv / Lease Area		4,285	6,230	4,773		4,269,544



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
MANUS DEBORAH---TRS 81 PFW REALTY TRUST 155 SEAPORT BLVD			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed							
				1 Paved		RESIDENTL	1090	4,924,300	4,924,300							
BOSTON MA 02210		SUPPLEMENTAL DATA				RES LND	1090	6,275,700	6,275,700							
		Alt Prcl ID	Restriction		Hist Distrct											
		PLN#/Rec	PB15 PG136 11/29/2006		Other Note											
		Lot#	20B-4.2D, 6.4, 4.11E		UC-Misc 1		REVIEW SKTCH '									
		Plan Notes	CF754 2001		UC-Misc 2											
		Plan Notes	20B-4.11C&4.2B													
		Plan Notes	LC12390C													
		GIS ID	M_282338_794604		Assoc Pid#											
						Total		11,200,000	11,200,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANUS DEBORAH---TRS		0079 0311	04-16-2019	U	I	9,195,000	1	Year	Code	Assessed	Year	Code	Assessed			
FEAREY JOHN LS & KLING KATHY & FEAREY JOHN LS & KLING KATHY		1298 0231	11-20-2012	U	I			2023	1090	4,743,700	2022	1090	2,709,100			
FEAREY JOHN LS & FEAREY JOHN LS		1291 0301	09-06-2012	U	I				1090	6,093,100		1090	5,809,183			
		1289 1058	08-23-2012	U	I						2021	1090	1,517,500			
		1289 1053	08-23-2012	U	I							1090	5,887,891			
						Total		10,836,800	Total		8,518,283	Total	7,405,391			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0080																
NOTES																
BLDG DEMO AFTER 1/1/20																
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			SF	0.00	1.00000	3	1.00		1.000			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.82	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
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					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	02	Heat Pump			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	4				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		676,251
			Year Built		2020
			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 Rcnld		676,300
			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
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	720	720	720	504.71	363,394
FOP	Porch, Open, Finished	0	216	43	100.48	21,703
TQS	Three Quarter Story	563	750	563	378.87	284,154
Ttl Gross Liv / Lease Area		1,283	1,686	1,326		669,251

