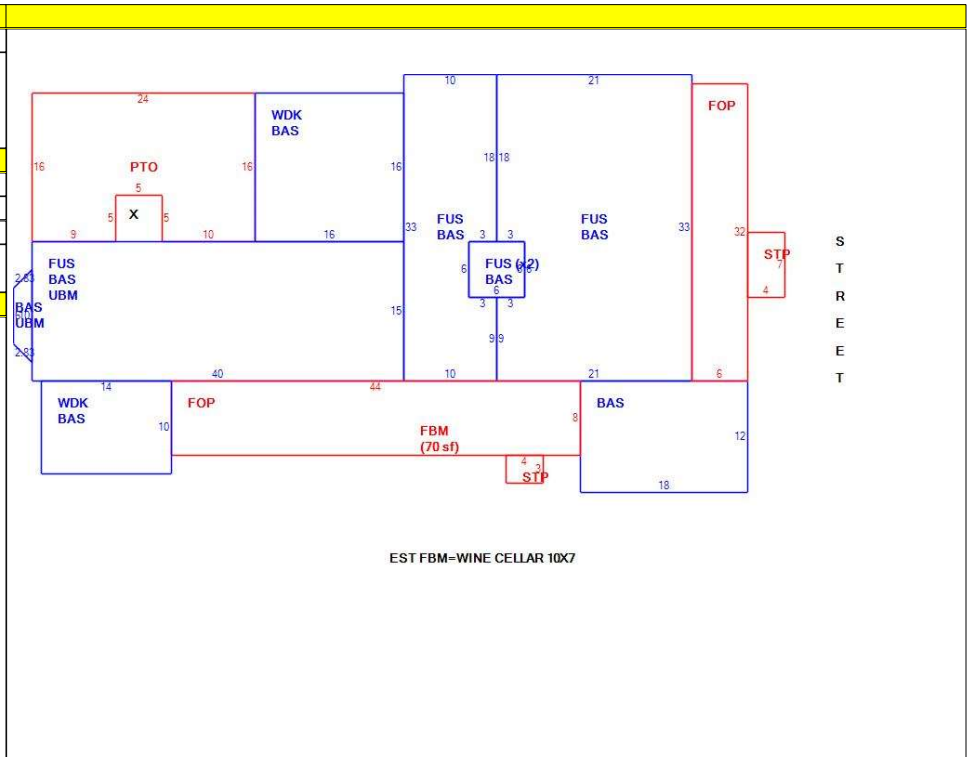


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA									
PIERCE LANE LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed	RESIDENTL RES LND									
			3 Public Sewer	1 Paved		1010	3,127,900	3,127,900											
C/O REYNOLDS, RAPPAPORT, KAPL 106 COOKE ST EDGARTOWN MA 02539		SUPPLEMENTAL DATA				Total				5,415,000	5,415,000	<b>VISION</b>							
		Alt Prcl ID	PLN#/Rec	CF 786 2003	Restriction	Hist Distrct	X	Other Note	UC-Misc 1	UC-Misc 2	GIS ID					M_282403_794156	Assoc Pid#		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
27 PIERCE LANE LLC		1653 0145	04-24-2023	Q	I	7,800,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
PIERCE LANE LLC		1398 0691	02-17-2016	U	I	1	1B	2023	1010	3,102,000	2022	1010	2,859,900	2021	1010	2,489,500			
GSC LLC		1386 0439	09-23-2015	U	I	2,600,000	1L		1010	2,323,600		1010	1,724,537		1010	1,551,259			
HUNT CHRISTOPHER W & NICHOLSON PETER M		0809 0689	09-22-2000	U	I	1	1	Total									5,425,600	4,584,437	4,040,759
		0809 0685	09-22-2000	U	I	1	1A	Total									5,425,600	4,584,437	4,040,759
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) 3,069,500														
0090					Appraised Xf (B) Value (Bldg) 5,100														
				Appraised Ob (B) Value (Bldg) 53,300															
				Appraised Land Value (Bldg) 2,287,100															
				Special Land Value 0															
				Total Appraised Parcel Value 5,415,000															
				Valuation Method C															
				Total Appraised Parcel Value 5,415,000															
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					
2016-453	03-08-2016	RN	Res New Cons	112,000		0		POOL 16 X 32	06-06-2022	LS			11	Field Review					
2016-394	01-27-2016	RN	Res New Cons	105,000		0		POOL 16 X 32	08-15-2017	EP			01	Cyclical Reinspection					
2016-393	01-27-2016	RN	Res New Cons	40,000		0		POOLHOUSE 285 SF	05-22-2017	MM			11	Field Review					
2016-392	01-27-2016	RN	Res New Cons	35,000		0		GARAGE 528 SF	03-23-2016	EP			50	UC Status Inspection					
2016-315	12-08-2015	RA	Res Add/Alter	5,000		0		1/2BTH TO FULL	06-17-2014	MM			11	Field Review					
2016-269	11-23-2015	RA	Res Add/Alter	30,000		0		ENCLOSE SCR POR	11-18-2011	MM			11	Field Review					
2016-197	10-22-2015	RA	Res Add/Alter	75,000		0		MIN ALTS & REPAIRS	08-03-2011	EP			01	Cyclical Reinspection					
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	R5		12,002 SF	25.41	1.00000	8	1.00	0100	6.000		V12	190.56	2,287,100				
Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value				2,287,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	9				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr	B	S
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		2,956,120
			Year Built		1839
			Effective Year Built		2007
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		2000
			Depreciation %		15
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		85
			Cns Sect Rcnld		2,512,700
			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
FPL1	FPL MSNRY 1	B	2	3000.00	2001		85		0.00	5,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,251	2,251	2,251	688.12	1,548,949
FBM	Basement, Finished	0	70	32	314.57	22,020
FOP	Porch, Open, Finished	0	544	109	137.88	75,005
FUS	Upper Story, Finished	1,659	1,659	1,659	688.12	1,141,584
PTO	Patio	0	359	36	69.00	24,772
STP	Stoop	0	40	4	68.81	2,752
UBM	Basement, Unfinished	0	616	123	137.40	84,638
WDK	Deck, Wood	0	396	40	69.51	27,525
Ttl Gross Liv / Lease Area		3,910	5,935	4,254		2,927,245

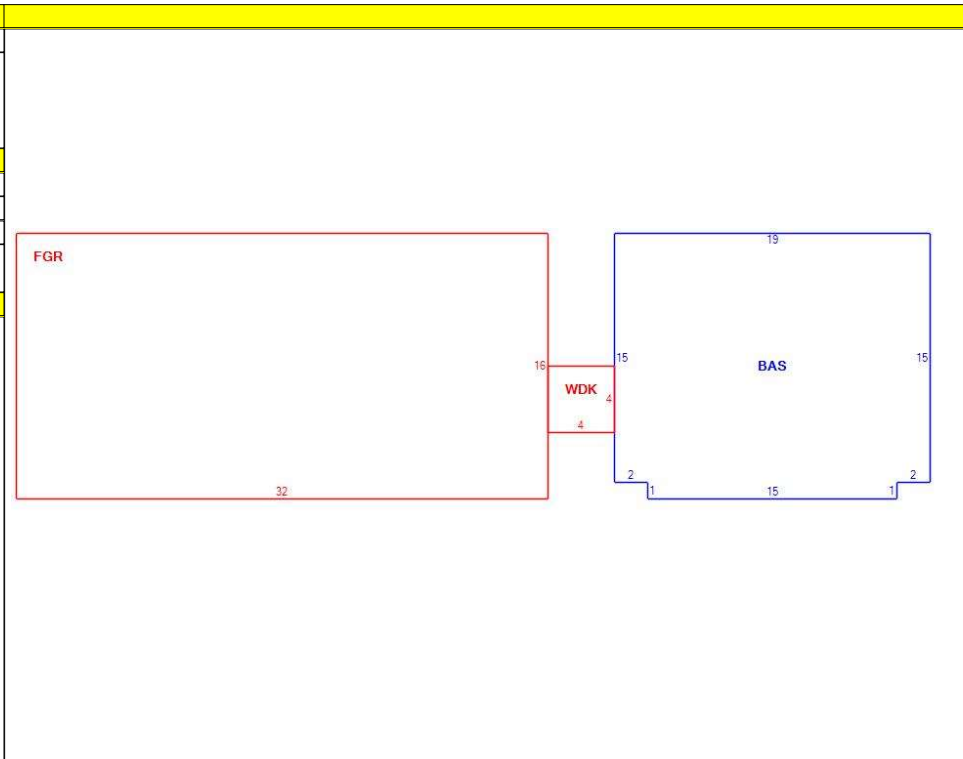


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>						
PIERCE LANE LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed							
			3 Public Sewer	1 Paved		RESIDENTL	1010	3,127,900	3,127,900							
C/O REYNOLDS, RAPPAPORT, KAPL 106 COOKE ST EDGARTOWN MA 02539		SUPPLEMENTAL DATA				RES LND	1010	2,287,100	2,287,100							
		Alt Prcl ID	PLN#/Rec	CF 786 2003	Restriction	Hist Distrct	X									
		Lot#	2	Other Note	UC-Misc 1											
		Plan Notes	PRIOR: CF 726 LT1;	UC-Misc 2												
		Plan Notes	CF 314 LT1; 685/76 LTA													
		Plan Notes														
		GIS ID	M_282403_794156	Assoc Pid#												
						Total	5,415,000	5,415,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
27 PIERCE LANE LLC		1653 0145	04-24-2023	Q	I	7,800,000	00	Year	Code	Assessed	Year	Code	Assessed			
PIERCE LANE LLC		1398 0691	02-17-2016	U	I	1	1B	2023	1010	3,102,000	2022	1010	2,859,900			
GSC LLC		1386 0439	09-23-2015	U	I	2,600,000	1L		1010	2,323,600	2021	1010	1,551,259			
HUNT CHRISTOPHER W & NICHOLSON PETER M		0809 0689	09-22-2000	U	I	1	1									
		0809 0685	09-22-2000	U	I	1	1A									
						Total	5,425,600	Total	4,584,437	Total	4,040,759					
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												
0090																
NOTES																
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	0.00	1.00000	0	1.00	0100	6.000			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.28	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	1				
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	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms					
Total Bthrms:	0				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	1				
Bath Style:	02	Average			
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	568,125
Year Built	2016
Effective Year Built	2020
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	98
Cns Sect Rcnd	556,800
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	% Gd	Grade	Grade Adj.	Appr. Value
ODS	OUTDOOR S	L	1	700.00	2016		100		0.00	700
SPL3	INGR GUNITE	L	464	100.00	2016		100		0.00	46,400
SPA1	SPA INGR W	L	1	4000.00	2016		100		0.00	4,000
PAT2	PATIO-GOOD	L	320	7.00	2016		100		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	300	300	300	1,109.82	332,947
FGR	Garage	0	512	205	444.36	227,514
WDK	Deck, Wood	0	16	2	138.73	2,220
Ttl Gross Liv / Lease Area		300	828	507		562,681

