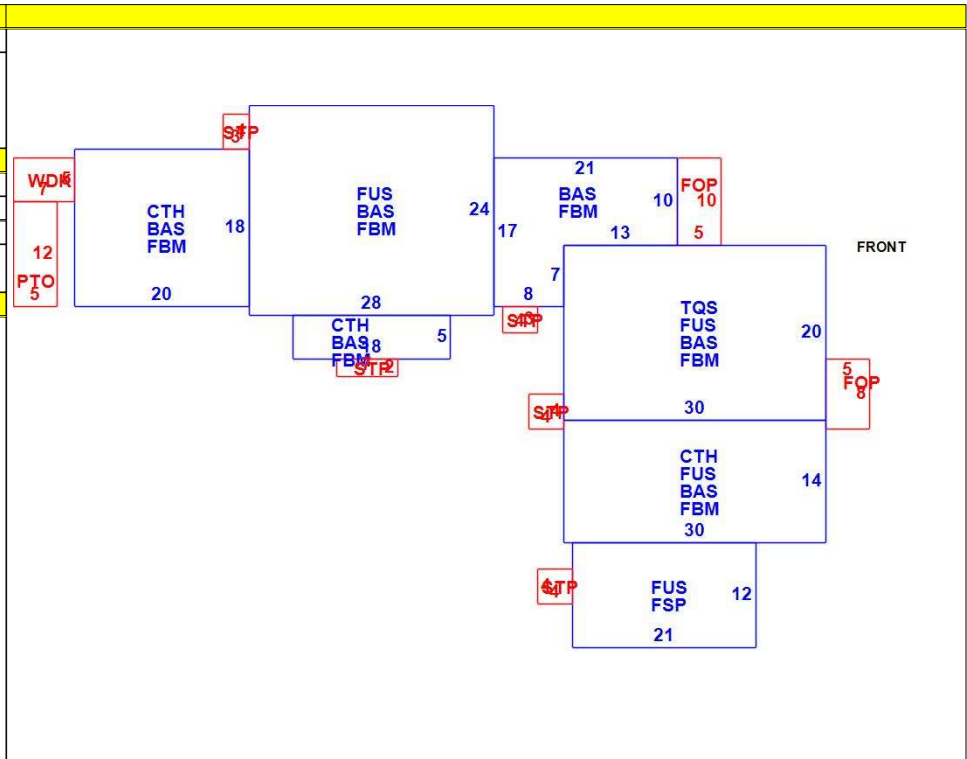


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION									
BRJ HOLDINGS LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed										
C/O BRETT JEFFERSON				1 Paved		RESIDENTL	1090	5,817,200	5,817,200										
HILDENE CAPITAL						RES LND	1090	1,536,800	1,536,800										
SUPPLEMENTAL DATA																			
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes				Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2				Total		7,354,000	7,354,000								
333 LUDLOW ST SOUTH TWR 5TH F STAMFORD CT 06902		GIS ID M_282357_794106		Assoc Pid#															
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
BRJ HOLDINGS LLC			1465 1017	04-25-2018	U	I	2,750,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
HARTE ANNE P TRS			1158 0077	08-13-2008	U	I			2023	1090	5,642,300	2022	1090	3,620,400	2021	1090	3,321,200		
HARTE ANNE			1106 1019	01-08-2007	U	I				1090	1,478,700		1090	1,418,900		1090	1,276,400		
PFAELZER MARIANNE H &			0845 0090	08-09-2001	U	I													
PFAELZER MARIANNE HENRY			0335 0418	06-17-1976				0											
		Total								7,121,000		Total		5,039,300		Total		4,597,600	
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																			
RENO (UBM) STARTED BEFORE 1/1/19																			
												Appraised Bldg. Value (Card)				5,740,000			
												Appraised Xf (B) Value (Bldg)				6,700			
												Appraised Ob (B) Value (Bldg)				70,500			
												Appraised Land Value (Bldg)				1,536,800			
												Special Land Value				0			
												Total Appraised Parcel Value				7,354,000			
												Valuation Method				C			
												Total Appraised Parcel Value				7,354,000			
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					
400-2020	07-17-2020	CO				0		SWIMMING POOL	05-17-2022	DM			11	Field Review					
311-2019	06-09-2020	CO				0		GH/GARAGE	05-14-2021	EP			01	Cyclical Reinspection					
248-2019	06-09-2020	CO				0		RENO AND ADDIT TO SFR	06-16-2020	EP			00	Measur+Listed					
2020-400	01-09-2020	RA		125,000		0		18X36 INGROUND POOL	11-29-2018	EP			01	Cyclical Reinspection					
2019-786	07-08-2019	RA		5,000		0		ADD FL SPACE & HALF BTH	05-22-2017	MM			11	Field Review					
2019-709	05-21-2019	RA	Res Add/Alter	75,000		0		FINISH BASEMENT	06-17-2014	MM			11	Field Review					
2019-311	11-20-2018	RN	Res New Cons	400,000		0		GH / GARAGE	09-24-2013	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	1090	MULTI HSES	R5		17,200 SF	18.23	1.00000	8	1.00	0090	4.900				89.35	1,536,800			
Total Card Land Units					0.39	AC	Parcel Total Land Area					0.39	Total Land Value			1,536,800			

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	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	11	Ceram Clay Til			
Heat Fuel	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	2				
Total Rooms:	10				
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		5,645,730			
Year Built		1920			
Effective Year Built		2017			
Depreciation Code		R			
Remodel Rating					
Year Remodeled		2020			
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
Cns Sect Rcnld		5,363,400			
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	2020		95		0.00	3,800
FPL1	FPL MSNRY 1	B	1	3000.00	2020		95		0.00	2,900
SPL3	INGR GUNITE	L	648	100.00	2020		100		0.00	64,800
PAT2	PATIO-GOOD	L	720	7.00	2020		100		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,408	2,408	2,408	932.14	2,244,593
CTH	Cath Cing	0	870	44	47.14	41,014
FBM	Basement, Finished	0	2,408	1,084	419.62	1,010,440
FOP	Porch, Open, Finished	0	90	18	186.43	16,779
FSP	Porch, Screen, Finished	0	252	63	233.04	58,725
FUS	Upper Story, Finished	1,944	1,944	1,944	932.14	1,812,080
PTO	Patio	0	60	6	93.21	5,593
STP	Stoop	0	70	7	93.21	6,525
TQS	Three Quarter Story	450	600	450	699.11	419,463
WDK	Deck Wood	0	35	4	106.53	3,729
Ttl Gross Liv / Lease Area		4,802	8,737	6,028		5,618,941

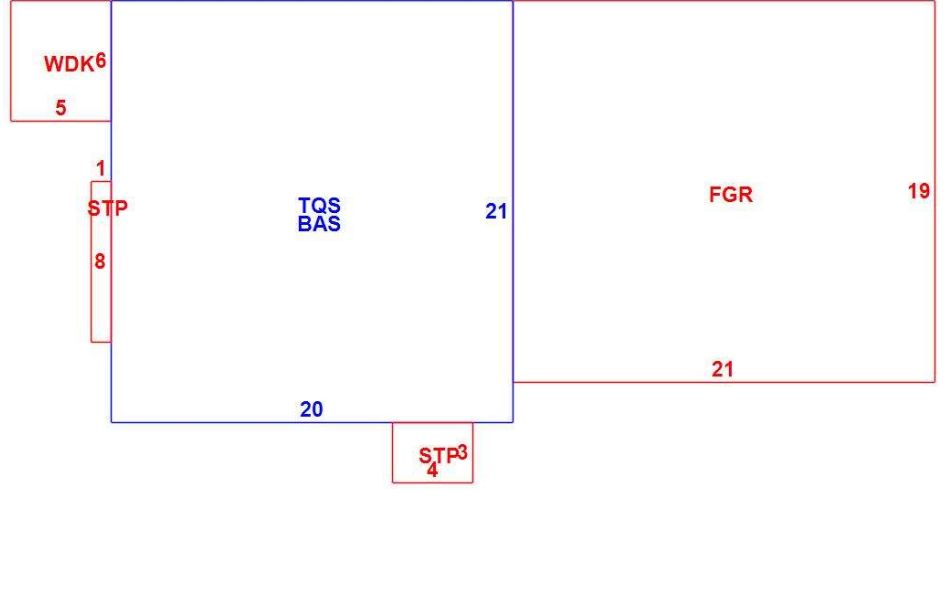


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
BRJ HOLDINGS LLC C/O BRETT JEFFERSON HILDENE CAPITAL 333 LUDLOW ST SOUTH TWR 5TH F STAMFORD CT 06902		2	Public Water	9 1	Town Street Paved	Description	Code	Appraised	Assessed			VISION				
						RESIDENTL	1090	5,817,200	5,817,200							
						RES LND	1090	1,536,800	1,536,800							
SUPPLEMENTAL DATA																
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282357_794106				Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#												
						Total		7,354,000	7,354,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRJ HOLDINGS LLC		1465 1017	04-25-2018	U	I	2,750,000	1	Year	Code	Assessed	Year	Code	Assessed			
HARTE ANNE P TRS		1158 0077	08-13-2008	U	I	1	1A	2023	1090	5,642,300	2022	1090	3,620,400			
HARTE ANNE		1106 1019	01-08-2007	U	I	1	1A		1090	1,478,700		1090	1,418,900			
PFAELZER MARIANNE H &		0845 0090	08-09-2001	U	I	1	1A									
PFAELZER MARIANNE HENRY		0335 0418	06-17-1976			0		Total		7,121,000	Total		5,039,300			
						Total		4,597,600								
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										
0090																
NOTES						APPRAISED VALUE SUMMARY										
						Appraised Bldg. Value (Card)		5,740,000								
						Appraised Xf (B) Value (Bldg)		6,700								
						Appraised Ob (B) Value (Bldg)		70,500								
						Appraised Land Value (Bldg)		1,536,800								
						Special Land Value		0								
						Total Appraised Parcel Value		7,354,000								
						Valuation Method		C								
						Total Appraised Parcel Value		7,354,000								
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		
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		1.00000	3	1.00		1.000				0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.39	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	06	Good			
Stories:	1.5				
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:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	4				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			

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		376,573
Year Built		2019
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 Rcnd		376,600
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	2019		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	420	420	420	414.53	174,101	
FGR	Garage	0	399	160	166.23	66,324	
STP	Stoop	0	20	2	41.45	829	
TQS	Three Quarter Story	315	420	315	310.89	130,576	
WDK	Deck, Wood	0	30	3	41.45	1,244	
Ttl Gross Liv / Lease Area		735	1,289	900		373,074	

