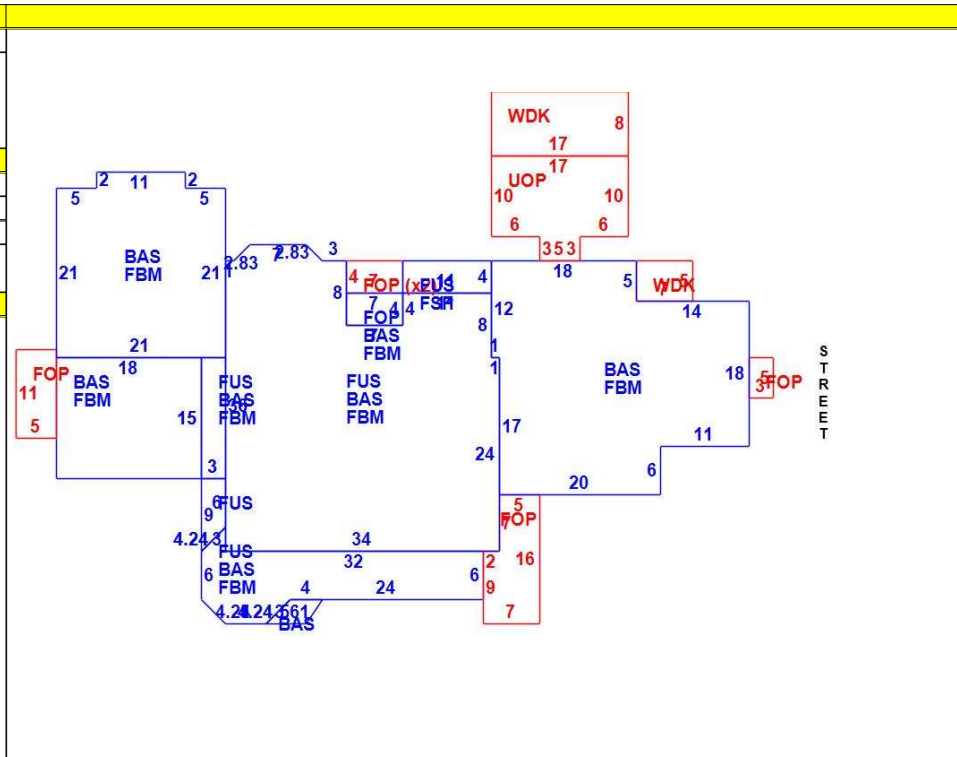


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
MCCARRON ROBERT M--TRS			2 Public Water 3 Public Sewer			Description	Code	Appraised	Assessed						
3651 21ST ST						RESIDENTL RES LND	1090 1090	4,618,000 5,321,900	4,618,000 5,321,900	<b>VISION</b>					
SAN FRANCISCO CA 94114		<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID		Restriction													
PLN#/Rec BK19 PG146 12/21/22		Hist Distrct													
Lot# 2B REVISED		Other Note													
Plan Notes PB17 PG98 1/8/14		UC-Misc 1													
Plan Notes PRIOR LT 4 CF 649		UC-Misc 2													
Plan Notes															
GIS ID M_282905_794472		Assoc Pid#													
						Total		9,939,900	9,939,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BULUT KORAY--TRS		1657 0668	06-15-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed		
MCCARRON ROBERT M--TRS		1561 938	01-25-2021	Q	I	9,500,000	00	2023	1090	4,457,100	2022	1090	3,113,900		
CHIU BERNARD		1340 0524	01-27-2014	U	I	9,000,000	1V		1090	5,428,300	2021	1090	3,064,500		
SHARP CAROLINE M TRS		0905 0304	10-23-2002	U	I	7,000,000	1J					1090	4,840,661		
MACKAY CYNTHIA		00428 0752	05-15-1985	U	I	1	1A								
						Total		9,885,400	Total	8,893,366	Total		7,905,161		
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											
0080															
NOTES												Appraised Bldg. Value (Card)		4,425,000	
WATER VIEW												Appraised Xf (B) Value (Bldg)		3,400	
TOTAL REHAB @2004												Appraised Ob (B) Value (Bldg)		189,600	
SALE OF 2 PARCELS AFTER PLAN REC 1/8/14												Appraised Land Value (Bldg)		5,321,900	
(PLAN DATED 3/7/03)												Special Land Value		0	
												Total Appraised Parcel Value		9,939,900	
												Valuation Method		C	
												Total Appraised Parcel Value		9,939,900	
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	
2023-679	05-30-2023	DE	Demolish			0		DEMO SFR	05-20-2022	DM			11	Field Review	
2021-202	10-19-2020	RA		750,000		0		NEW WIN,GABLE,DECK,PER	05-16-2022	SF			11	Field Review	
2016-59	08-21-2015	RA	Res Add/Alter	20,000		0		WINDOW & SIDEWALL REPL	07-21-2021	EH			01	Cyclical Reinspection	
2015-479	06-11-2015	RA	Res Add/Alter	19,400		0		FINISH BASEMENT	05-22-2017	MM			11	Field Review	
2014-368	04-07-2014	RA	Res Add/Alter					SHINGLE SHED	12-22-2014	EP			01	Cyclical Reinspection	
2009-48	10-31-2008	RA	Res Add/Alter					ADDITION TO SFR	06-17-2014	MM			11	Field Review	
2003-68	01-01-2003	NC	New Construct		12-31-2003	70	01-01-2004		11-28-2011	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	0100	6.000	VIEW	V27	240.42	5,236,300
1	1090	MULTI HSES	R20		0.610 AC	34,000.00	1.00000	0	0.25	0100	6.000	TOPO	V27	140,250	85,600
Total Card Land Units					1.11 AC	Parcel Total Land Area					1.11	Total Land Value			5,321,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	12				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
<b>CONDO DATA</b>					
Parcel Id		C		Ownr	0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		4,703,483			
Year Built		1870			
Effective Year Built		2007			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled					
Depreciation %		15			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		85			
Cns Sect Rcnld		3,998,000			
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	2011		85		0.00	3,400
CAB3	CABIN VG/EX	L	324	75.00	1981		100		0.00	24,300
ODP	OUTDOOR PL	L	1	700.00	2009		100		0.00	700
SPL3	INGR GUNITE	L	1,125	100.00	2003		100		0.00	112,500
PAT2	PATIO-GOOD	L	650	7.00	2003		100		0.00	4,600
FGR7	GAR EXC-1ST	L	594	80.00			100		0.00	47,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,964	2,964	2,964	798.60	2,367,050
FBM	Basement, Finished	0	2,950	1,328	359.51	1,060,541
FOP	Porch, Open, Finished	0	252	50	158.45	39,930
FSP	Porch, Screen, Finished	0	44	11	199.65	8,785
FUS	Upper Story, Finished	1,480	1,480	1,480	798.60	1,181,928
UOP	Porch, Open, Unfinished	0	185	19	82.02	15,173
WDK	Deck, Wood	0	171	17	79.39	13,576
Ttl Gross Liv / Lease Area		4,444	8,046	5,869		4,686,983

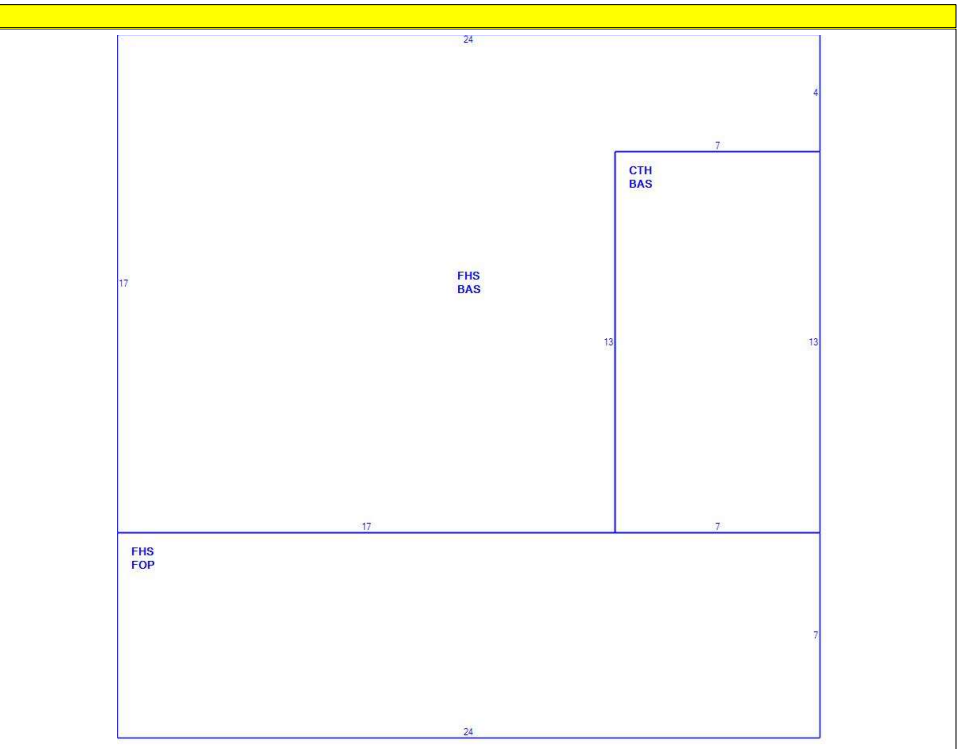


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
MCCARRON ROBERT M--TRS  3651 21ST ST  SAN FRANCISCO CA 94114			2 Public Water			Description	Code	Appraised	Assessed			VISION					
			3 Public Sewer			RESIDENTL	1090	4,618,000	4,618,000								
SUPPLEMENTAL DATA						RES LND	1090	5,321,900	5,321,900								
Alt Prcl ID PLN#/Rec BK19 PG146 12/21/22 Lot# 2B REVISED Plan Notes PB17 PG98 1/8/14 Plan Notes PRIOR LT 4 CF 649 Plan Notes GIS ID M_282905_794472				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2  Assoc Pid#		Total		9,939,900	9,939,900								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BULUT KORAY--TRS			1657 0668	06-15-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed			
MCCARRON ROBERT M--TRS			1561 938	01-25-2021	Q	I	9,500,000	00	2023	1090	4,457,100	2022	1090	3,113,900			
CHIU BERNARD			1340 0524	01-27-2014	U	I	9,000,000	1V		1090	5,428,300	2021	1090	3,064,500			
SHARP CAROLINE M TRS			0905 0304	10-23-2002	U	I	7,000,000	1J					1090	4,840,661			
MACKAY CYNTHIA			00428 0752	05-15-1985	U	I	1	1A	Total		9,885,400	Total		8,893,366	Total		7,905,161
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											
0080																	
NOTES												Appraised Bldg. Value (Card)		4,425,000			
XTR FEATURE IS OUTSIDE SHWR ON BACKSIDE OF BLD.												Appraised Xf (B) Value (Bldg)		3,400			
												Appraised Ob (B) Value (Bldg)		189,600			
												Appraised Land Value (Bldg)		5,321,900			
												Special Land Value		0			
												Total Appraised Parcel Value		9,939,900			
												Valuation Method		C			
												Total Appraised Parcel Value		9,939,900			
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			0 SF	861.07	1.00000		1.00	0100	6.000			5,166.42	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.11	Total Land Value			0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	07	Very Good			
Stories:	1.5				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	06	Cust Wd Panel			
Interior Wall 2	05	Drywall/Sheet			
Interior Flr 1	15	Quarry Tile			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs	1				
Total Rooms:	2				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			

CONDO DATA				
Parcel Id		C	Owne	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	449,521
Year Built	2003
Effective Year Built	2017
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnld	427,000
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	408	408	408	649.68	265,070	
CTH	Cath Cing	0	91	5	35.70	3,248	
FHS	Half Story, Finished	243	485	243	325.51	157,873	
FOP	Porch, Open, Finished	0	168	34	131.48	22,089	
Ttl Gross Liv / Lease Area		651	1,152	690		448,280	

