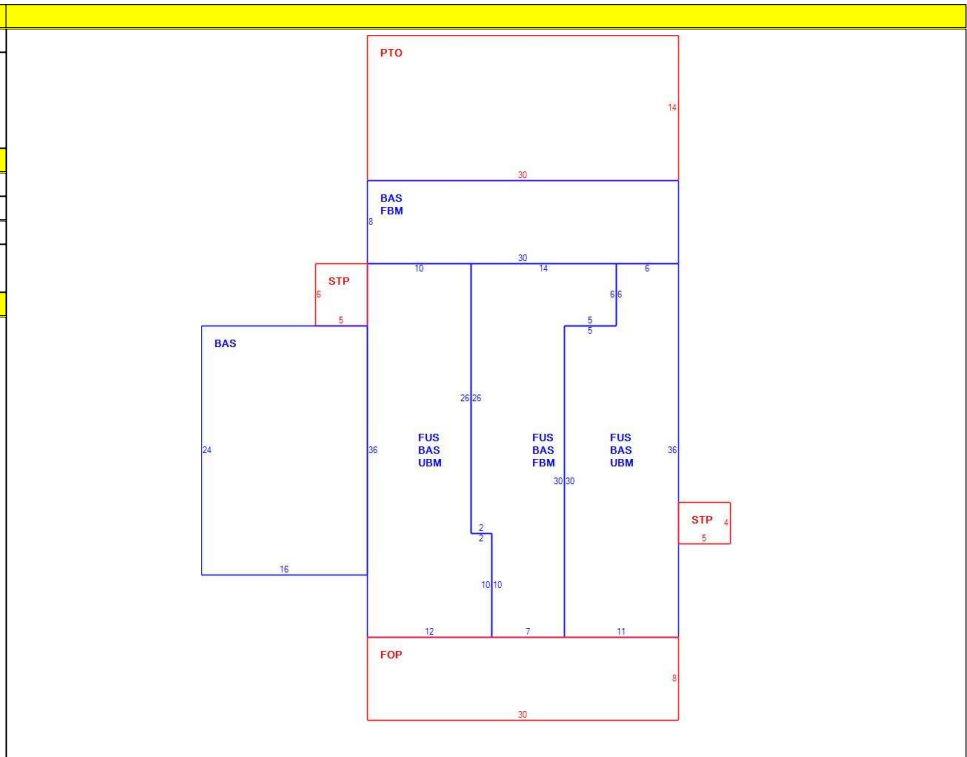


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
WARRIOR CREEK LLC			2 Public Water			Description	Code	Appraised	Assessed							
10601 CLARENCE DR			3 Public Sewer			RESIDENTL	1090	3,305,800	3,305,800	VISION						
FRISCO TX 75033		SUPPLEMENTAL DATA			RES LND	1090	705,100	705,100								
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2			GIS ID M_281838_794014		Assoc Pid#		Total		4,010,900	4,010,900				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WARRIOR CREEK REALTY II LLC		1651 0619	03-31-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
WARRIOR CREEK LLC		1539 1044	08-24-2020	Q	I	3,850,000	00	2023	1090	3,380,800	2022	1090	3,108,100			
DUALFLIGHT LLC		1166 0990	01-07-2009	U	I	805,000	1		1090	715,400		1090	569,400			
OH TEIK KEONG & OH TEIK KEONG		1112 0623	03-01-2007	U	I	1	1A									
		0665 0020	11-20-1995	Q	I	150,000	00	Total		4,096,200	Total		3,677,500			
								Total		1,494,200						
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						APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch								
0050																
NOTES																
GUT/REHAB START 2/09--BECAME DEMO/REBLD																
FGR NOW PART OF 2/2																
F/R DRMRS = FUS																
Total Appraised Parcel Value								4,010,900								
Valuation Method								C								
Total Appraised Parcel Value								4,010,900								
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		
2019-35	07-31-2018	TEMP	Temp Structure			0		TENT 46X45+20X20+15X15 1	05-20-2022	DM			11	Field Review		
18-2010	12-27-2010	CO	CO ISSUED					SFR ALTERATION	04-29-2021	EH			01	Cyclical Reinspection		
149-2010	12-27-2010	CO	CO ISSUED					NEW SWIMMING POOL	05-23-2017	MM			11	Field Review		
114-2010	12-27-2010	CO	CO ISSUED					NEW GARAGE/GUESTHOUS	01-24-2013	EP			11	Field Review		
2010-149	01-21-2010	RN	Res New Cons					SWIMMING POOL 14 X 24	03-15-2012	EP			11	Field Review		
2010-114	12-03-2009	RN	Res New Cons					DEMOLISH AND BUILD GUE	11-29-2011	MM			11	Field Review		
2010-18	08-11-2009	RA	Res Add/Alter					ADDITION & ALTERATION TO	06-09-2011	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	1090	MULTI HSES	R5		12,720 SF	24.10	1.00000	5	1.00	0055	2.300			55.44	705,100	
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			705,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	09	Custom			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	08	Wood on Sheath			
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	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
			CONDO DATA		
Parcel Id			C	Owne	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			2,875,423		
Year Built			1925		
Effective Year Built			2017		
Depreciation Code			R		
Remodel Rating					
Year Remodeled			2010		
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
Cns Sect Rcnd			2,731,700		
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,704	1,704	1,704	867.83	1,478,774
FBM	Basement, Finished	0	574	258	390.07	223,899
FOP	Porch, Open, Finished	0	240	48	173.57	41,656
FUS	Upper Story, Finished	1,080	1,080	1,080	867.83	937,251
PTO	Patio	0	420	42	86.78	36,449
STP	Stoop	0	50	5	86.78	4,339
UBM	Basement, Unfinished	0	746	149	173.33	129,306
Ttl Gross Liv / Lease Area		2,784	4,814	3,286		2,851,674

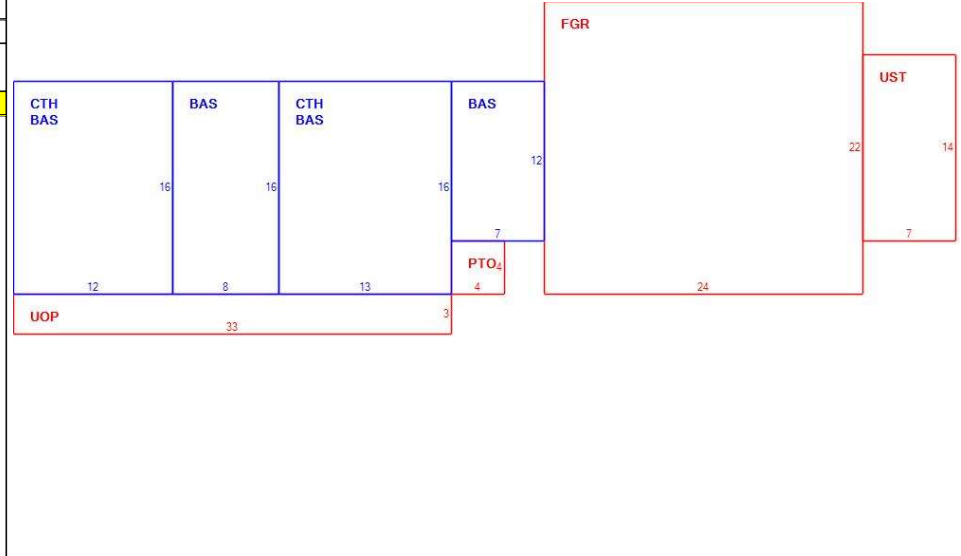


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
WARRIOR CREEK LLC 10601 CLARENCE DR FRISCO TX 75033			2 Public Water			Description	Code	Appraised	Assessed			VISION				
			3 Public Sewer			RESIDENTL	1090	3,305,800	3,305,800							
SUPPLEMENTAL DATA						RES LND	1090	705,100	705,100							
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281838_794014				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total		4,010,900	4,010,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WARRIOR CREEK REALTY II LLC		1651 0619	03-31-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
WARRIOR CREEK LLC		1539 1044	08-24-2020	Q	I	3,850,000	00	2023	1090	3,380,800	2022	1090	3,108,100			
DUALFLIGHT LLC		1166 0990	01-07-2009	U	I	805,000	1		1090	715,400		1090	569,400			
OH TEIK KEONG & OH TEIK KEONG		1112 0623	03-01-2007	U	I	1	1A					2021	1090	1,003,100		
		0665 0020	11-20-1995	Q	I	150,000	00						1090	491,100		
						Total		4,096,200	Total		3,677,500	Total		1,494,200		
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								
0050																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY							
									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	R5		0 SF	0.00	1.00000	0	1.00	0055	2.300			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.29	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1				
Occupancy	1				
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	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	2				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			

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	545,279
Year Built	2009
Effective Year Built	2021
Depreciation Code	R
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	99
Cns Sect Rcnd	539,800
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
ODP	OUTDOOR PL	L	1	700.00	2009		100		0.00	700
SPL3	INGR GUNITE	L	336	100.00	2009		90		0.00	30,200
PAT2	PATIO-GOOD	L	540	7.00	2010		90		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	612	612	612	606.54	371,202
CTH	Cath Cing	0	400	20	30.33	12,131
FGR	Garage	0	528	211	242.39	127,980
PTO	Patio	0	16	2	75.82	1,213
UOP	Porch, Open, Unfinished	0	99	10	61.27	6,065
UST	Utility, Storage, Unfinished	0	98	44	272.32	26,688
Ttl Gross Liv / Lease Area		612	1,753	899		545,279

