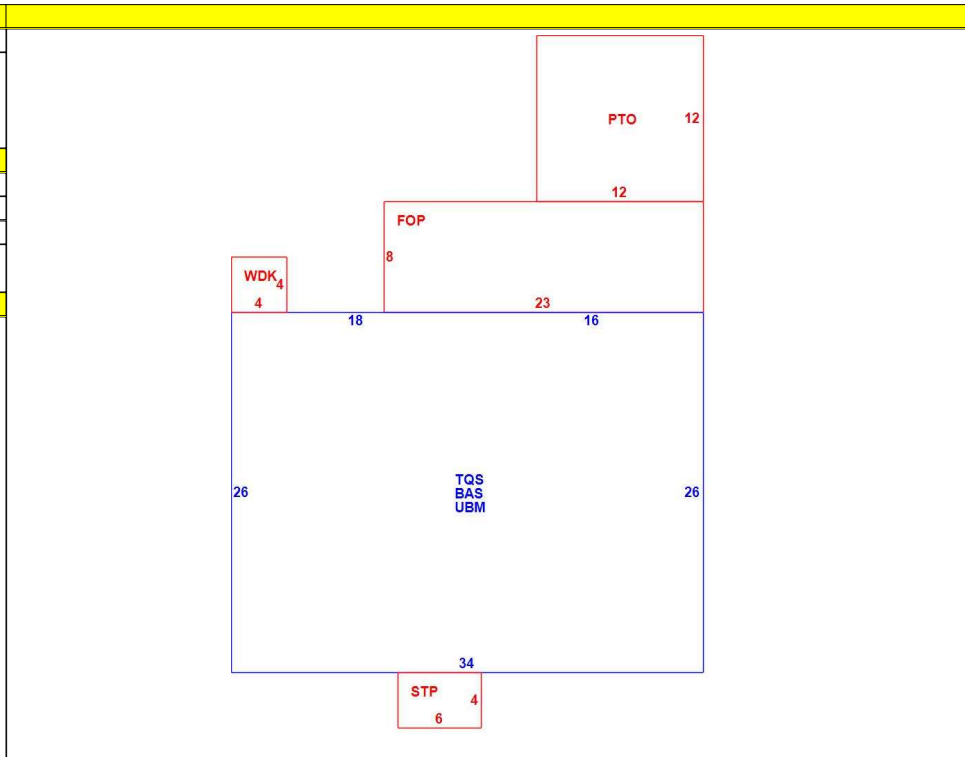


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 1302 EDGARTOWN, MA VISION | | | | | | | |
|---|------------|--|-------------------|--------------------------------------|-------------|------------------------|---|--------------------------------|-------------------------------------|--|------------|--|------------|---------------------|------|-----------------------|------------|
| BYRNE SHAWN M & SARAH E 221 BRISTOL RD | | | 2 Public Water | 9 Town Street | | Description | Code | Appraised | Assessed | | | RESIDENTL 1010 1,081,000 1,081,000 RES LND 1010 540,500 540,500 | | | | | |
| | | | 3 Public Sewer | 1 Paved | | | | | | | | | | | | | |
| WELLESLEY MA 02481-2603 | | SUPPLEMENTAL DATA | | | | Total | | | | | | 1,621,500 | 1,621,500 | | | | |
| | | Alt Prcl ID PLN#/Rec | | Restriction Hist Distrct | | | | | | | | | | | | | |
| | | Lot# Plan Notes Plan Notes Plan Notes | | Other Note UC-Misc 1 UC-Misc 2 | | | | | | | | | | | | | |
| GIS ID M_281408_794035 | | Assoc Pid# | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| BYRNE SHAWN M & SARAH E JOHNSON KENNETH H & LEMENAGER ANNE K LEMENAGER ROGER & ANNE K MANLEY THOMAS F | | 1184 0234 | 06-23-2009 | Q | I | 485,000 | 00 | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed | |
| | | 0787 0380 | 01-14-2000 | Q | I | 280,000 | 00 | 2023 | 1010 | 1,021,300 | 2022 | 1010 | 626,500 | 2021 | 1010 | 581,600 | |
| | | 00427 0368 | 04-17-1985 | U | I | 1 | 1A | | 1010 | 557,700 | | 1010 | 557,700 | | 1010 | 481,000 | |
| | | 0316 0246 | 04-10-1974 | | | 0 | | | | | | | | | | | |
| | 0288 3620 | 02-23-1971 | | | 0 | | | | | | | | | | | | |
| | | Total | | | | 1,579,000 | | Total | | 1,184,200 | Total | | 1,062,600 | | | | |
| 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 | | | | Appraised Bldg. Value (Card) 1,019,000 | | | | | | | |
| 0050 | | | | | | | | | Appraised Xf (B) Value (Bldg) 3,200 | | | | | | | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) 58,800 | | | | | | | |
| | | | | | | | | | | Appraised Land Value (Bldg) 540,500 | | | | | | | |
| | | | | | | | | | | Special Land Value 0 | | | | | | | |
| | | | | | | | | | | Total Appraised Parcel Value 1,621,500 | | | | | | | |
| | | | | | | | | | | Valuation Method C | | | | | | | |
| | | | | | | | | | | Total Appraised Parcel Value 1,621,500 | | | | | | | |
| 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 | |
| 585-2019 | 10-11-2019 | CO | | | | 0 | | DETACHED BEDROOM | | | 05-20-2022 | DM | | | 11 | Field Review | |
| 2019-705 | 05-21-2019 | RN | Res New Cons | 116,200 | | 0 | | POOL 16X34 INGROUND | | | 06-10-2020 | EP | | | 00 | Measur+Listed | |
| 2019-585 | 04-02-2019 | RN | Res New Cons | 150,000 | | 0 | | DETACHED BEDROOM | | | 09-24-2019 | EP | | | 01 | Cyclical Reinspection | |
| 2018-540 | 05-01-2018 | RA | Res Add/Alter | 32,500 | | 0 | | REMODEL BATH KITCH | | | 05-17-2017 | MM | | | 11 | Field Review | |
| | 11-08-2001 | NC | New Construct | | | | | PORCH | | | 09-17-2014 | EP | | | 01 | Cyclical Reinspection | |
| | | | | | | | | | | | 11-29-2011 | MM | | | 11 | Field Review | |
| | | | | | | | | | | | 12-18-2002 | WP | | | 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 | 1010 | SINGL FAM M-0 | R5 | | 10,000 SF | 30.03 | 1.00000 | 4 | 1.00 | 0050 | 1.800 | | | | | 54.05 | 540,500 |
| Total Card Land Units | | | | | 0.23 AC | Parcel Total Land Area | | | | | 0.23 | Total Land Value | | | | | 540,500 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------------|------|----------------|---------------------------------|-----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 04 | Cape Cod | | | |
| Model: | 01 | Residential | | | |
| Grade: | 04 | Above Ave | | | |
| Stories: | 1.75 | | | | |
| Occupancy: | 1 | | | | |
| Exterior Wall 1: | 14 | Wood Shingle | | | |
| Exterior Wall 2: | | | | | |
| Roof Structure: | 03 | Gable/Hip | | | |
| Roof Cover: | 03 | Asph/F Gls/Cmp | | | |
| Interior Wall 1: | 05 | Drywall/Sheet | | | |
| Interior Wall 2: | | | | | |
| Interior Flr 1: | 14 | Carpet | | | |
| Interior Flr 2: | 12 | Hardwood | | | |
| Heat Fuel: | 02 | Oil | | | |
| Heat Type: | 05 | Hot Water | | | |
| AC Type: | 01 | None | | | |
| Total Bedrooms: | 03 | 3 Bedrooms | | | |
| Total Bthrms: | 1 | | | | |
| Total Half Baths: | 1 | | | | |
| Total Xtra Fixtrs: | | | | | |
| Total Rooms: | 5 | | | | |
| Bath Style: | 02 | Average | | | |
| Kitchen Style: | 02 | Modern | | | |
| CONDO DATA | | | | | |
| Parcel Id | | C | Owne | 0.0 | |
| Adjust Type | Code | Description | Factor% | | |
| Condo Flr | | | | | |
| Condo Unit | | | | | |
| COST / MARKET VALUATION | | | | | |
| Building Value New | | 705,023 | | | |
| Year Built | | 1973 | | | |
| Effective Year Built | | 2002 | | | |
| Depreciation Code | | G | | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | 20 | | | |
| Functional Obsol | | 0 | | | |
| External Obsol | | 0 | | | |
| Trend Factor | | 1 | | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | 80 | | | |
| Cns Sect Rcnd | | 564,000 | | | |
| 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 | 1996 | | 80 | | 0.00 | 3,200 |
| ODP | OUTDOOR PL | 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 | 884 | 884 | 884 | 394.76 | 348,965 |
| FOP | Porch, Open, Finished | 0 | 184 | 37 | 79.38 | 14,606 |
| PTO | Patio | 0 | 144 | 14 | 38.38 | 5,527 |
| STP | Stoop | 0 | 24 | 2 | 32.90 | 790 |
| TQS | Three Quarter Story | 663 | 884 | 663 | 296.07 | 261,724 |
| UBM | Basement, Unfinished | 0 | 884 | 177 | 79.04 | 69,872 |
| WDK | Deck, Wood | 0 | 16 | 2 | 49.34 | 790 |
| Ttl Gross Liv / Lease Area | | 1,547 | 3,020 | 1,779 | | 702,274 |

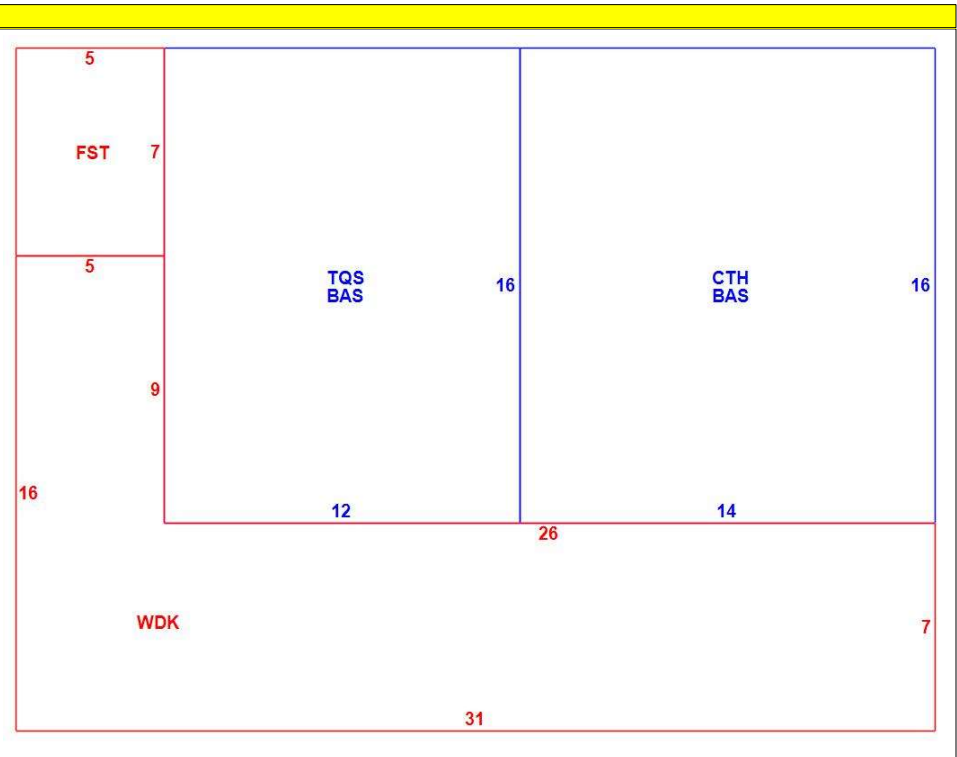


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 1302 EDGARTOWN, MA VISION | | | | | | |
|---|------------|---------------|-------------------|---|-------------|----------------------|---|--------------------------------|----------------------|--|-----------|-------|---------------------|----------------|------------|---|
| BYRNE SHAWN M & SARAH E 221 BRISTOL RD WELLESLEY MA 02481-2603 | | | 2 Public Water | 9 Town Street | | Description | Code | Appraised | Assessed | | | | | | | |
| | | | 3 Public Sewer | 1 Paved | | RESIDENTL RES LND | 1010 1010 | 1,081,000 540,500 | 1,081,000 540,500 | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | | | | | | | |
| Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281408_794035 | | | | Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid# | | 1,621,500 | | 1,621,500 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| BYRNE SHAWN M & SARAH E | | 1184 0234 | 06-23-2009 | Q | I | 485,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | | |
| JOHNSON KENNETH H & LEMENAGER ANNE K | | 0787 0380 | 01-14-2000 | Q | I | 280,000 | 00 | 2023 | 1010 | 1,021,300 | 2022 | 1010 | 626,500 | | | |
| LEMENAGER ROGER & ANNE K | | 00427 0368 | 04-17-1985 | U | I | 1 | 1A | | 1010 | 557,700 | | 1010 | 557,700 | | | |
| MANLEY THOMAS F | | 0316 0246 | 04-10-1974 | | | 0 | | | | | 2021 | 1010 | 581,600 | | | |
| | | 0288 3620 | 02-23-1971 | | | 0 | | | | | | 1010 | 481,000 | | | |
| Total | | | | | | 1,579,000 | | Total | | 1,184,200 | Total | | 1,062,600 | | | |
| 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 | | | | | | | | | | | | |
| 0050 | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | |
| DETACHED BEDRM | | | | | | | | | | | | | | | | |
| 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 | | 0.00000 | | 1.00 | | 1.000 | | | | 0 | |
| Total Card Land Units | | | | | 0.00 | AC | Parcel Total Land Area | | | | | 0.23 | Total Land Value | | | 0 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 04 | Cape Cod | | | |
| Model | 01 | Residential | | | |
| Grade: | 05 | Ave/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 | 06 | Cust Wd Panel | | | |
| Interior Flr 1 | 11 | Ceram Clay Til | | | |
| 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 | | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | 3 | | | | |
| 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 | 455,014 |
| 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 | 455,000 |
| 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 |
| SPL3 | INGR GUNITE | L | 544 | 100.00 | 2019 | | 100 | | 0.00 | 54,400 |
| PAT2 | PATIO-GOOD | L | 528 | 7.00 | 2019 | | 100 | | 0.00 | 3,700 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 416 | 416 | 416 | 739.86 | 307,782 |
| CTH | Cath Cing | 0 | 224 | 11 | 36.33 | 8,138 |
| FST | Utility, Finished | 0 | 35 | 18 | 380.50 | 13,317 |
| TQS | Three Quarter Story | 144 | 192 | 144 | 554.90 | 106,540 |
| WDK | Deck, Wood | 0 | 262 | 26 | 73.42 | 19,236 |
| Ttl Gross Liv / Lease Area | | 560 | 1,129 | 615 | | 455,013 |

