

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COOKE THREE SEVEN LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed
6 W CEDAR ST			3 Public Sewer	1 Paved		RESIDENTL	1010	3,217,000	3,217,000
BOSTON MA 02108		SUPPLEMENTAL DATA				RES LND	1010	1,693,500	1,693,500
		Alt Prcl ID	Restriction			Total 4,910,500 4,910,500			
		PLN#/Rec	Hist Distrct X						
		Lot#	Other Note						
		Plan Notes	UC-Misc 1						
		Plan Notes	UC-Misc 2						
		Plan Notes							
		GIS ID	M_282322_793668		Assoc Pid#				

1302  
 EDGARTOWN, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COOKE THREE SEVEN LLC		1472 0828	07-26-2018	Q	I	4,550,000	00	Year	Code	Assessed	Year	Code	Assessed
37 COOKE STREET LLC		1409 0512	06-30-2016	U	I	1,250,000	1	2023	1010	3,217,000	2022	1010	3,025,500
ACHELIS KATRIN P & DAVID		1217 0296	07-20-2010	U	I	1	1A		1010	1,693,500	2021	1010	1,812,600
ACHELIS JOHN & PRATT WILLIAM A		0264 0127	10-24-1966			0		Total		4,910,500	Total		4,838,100
								Total		4,910,500	Total		4,108,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

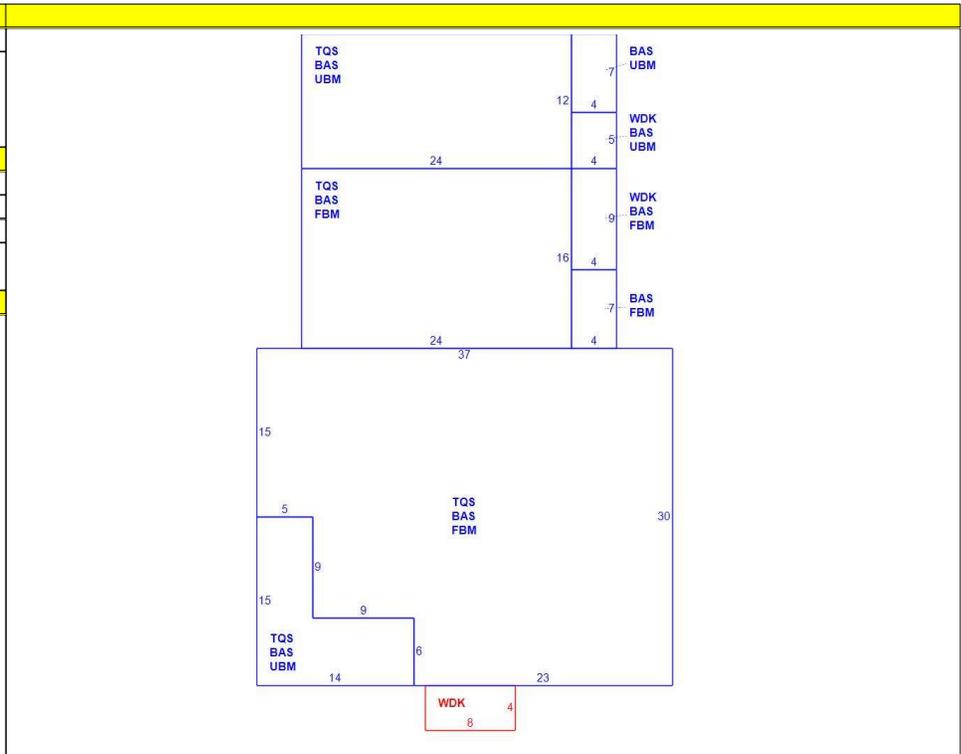
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
DTN9							
NOTES				Appraised Bldg. Value (Card) 3,175,400 Appraised Xf (B) Value (Bldg) 3,500 Appraised Ob (B) Value (Bldg) 38,100 Appraised Land Value (Bldg) 1,693,500 Special Land Value 0 Total Appraised Parcel Value 4,910,500 Valuation Method C			
ORIG CAPE SFR AYB 1680 REBUILD 2016- NEW BSMT, RETAINED SOME SHEATHING				Total Appraised Parcel Value 4,910,500			

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
48-2017	09-27-2017	CO	CO ISSUED			0		POOL W SPA	05-18-2022	DM			11	Field Review
47-2017	09-27-2017	CO	CO ISSUED			0		POOL CABANA	06-14-2018	EP			01	Cyclical Reinspection
46-2017	09-27-2017	CO	CO ISSUED			0		GARAGE/LIVING	05-17-2017	MM			11	Field Review
45-2017	09-27-2017	CO	CO ISSUED			0		SFR ALTER	03-17-2017	EP			00	Measur+Listed
2017-48	08-18-2016	RN	Res New Cons	100,000		0		14 X 21 POOL W/6X6 SPA	06-18-2014	MM			11	Field Review
2017-47	08-18-2016	RN	Res New Cons	150,000		0		POOL CABANA 14 X 16	11-18-2011	MM			11	Field Review
2017-46	08-18-2016	RN	Res New Cons	250,000		0		GARAGE/LIVING OVER 550	05-05-2010	EP			12	Bldg Permit/Measur/New C

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		7,570 SF	34.96	1.00000	8	1.00	0100	6.400			223.72	1,693,500
Total Card Land Units					0.17 AC	Parcel Total Land Area					0.17	Total Land Value			1,693,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	07	Very Good			
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					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	5				
Total Half Baths	1				
Total Xtra Fixtrs	3				
Total Rooms:	8				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			2,691,002		
Year Built			2016		
Effective Year Built			2020		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			1		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			99		
Cns Sect Rcnd			2,664,100		
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
FPL2	FPL MSNRY 1	B	1	3500.00	2016		99		0.00	3,500
ODP	OUTDOOR PL	L	1	700.00	2017		100		0.00	700
SPL3	INGR GUNITE	L	294	100.00	2017		100		0.00	29,400
SPA1	SPA INGR W	L	1	4000.00	2017		100		0.00	4,000
PAT2	PATIO-GOOD	L	576	7.00	2017		100		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,894	1,894	1,894	667.10	1,263,496
FBM	Basement, Finished	0	1,429	643	300.17	428,948
TQS	Three Quarter Story	1,337	1,782	1,337	500.52	891,919
UBM	Basement, Unfinished	0	465	93	133.42	62,041
WDK	Deck, Wood	0	88	9	68.23	6,004
Ttl Gross Liv / Lease Area		3,231	5,658	3,976		2,652,408

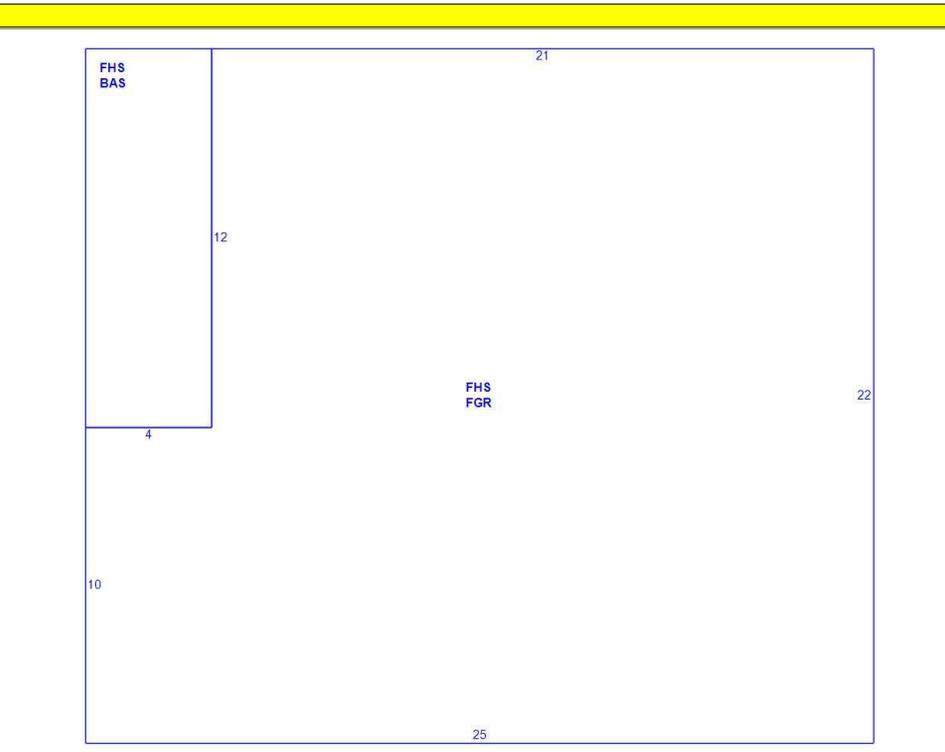


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
COOKE THREE SEVEN LLC			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed							
6 W CEDAR ST		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1010	3,217,000	3,217,000	<b>VISION</b>						
BOSTON MA 02108		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282322_793668				RES LND	1010	1,693,500	1,693,500							
						Total		4,910,500	4,910,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COOKE THREE SEVEN LLC		1472 0828	07-26-2018	Q	I	4,550,000	00	Year	Code	Assessed	Year	Code	Assessed			
37 COOKE STREET LLC		1409 0512	06-30-2016	U	I	1,250,000	1	2023	1010	3,217,000	2022	1010	3,025,500			
ACHELIS KATRIN P & DAVID		1217 0296	07-20-2010	U	I	1	1A		1010	1,693,500		1010	1,812,600			
ACHELIS JOHN & PRATT WILLIAM A		0264 0127	10-24-1966			0		Total		4,910,500	Total		4,838,100			
		Total						Total		4,910,500	Total		4,108,500			
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								
DTN9																
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	1010	SINGL FAM M-0			SF	0.00	1.00000		1.00		1.000			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.17	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
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	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms					
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
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	424,490
Year Built	2017
Effective Year Built	2021
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnd	424,500
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	48	48	48	810.10	38,885
FGR	Garage	0	502	201	324.36	162,829
FHS	Half Story, Finished	275	550	275	405.05	222,776
Ttl Gross Liv / Lease Area		323	1,100	524		424,490



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA								
COOKE THREE SEVEN LLC			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed			VISION						
6 W CEDAR ST		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1010	3,217,000	3,217,000									
BOSTON MA 02108		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282322_793668				RES LND	1010	1,693,500	1,693,500									
		Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#				Total		4,910,500	4,910,500									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
COOKE THREE SEVEN LLC		1472 0828	07-26-2018	Q	I	4,550,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
37 COOKE STREET LLC		1409 0512	06-30-2016	U	I	1,250,000	1	2023	1010	3,217,000	2022	1010	3,025,500	2021	1010	2,593,000		
ACHELIS KATRIN P & DAVID		1217 0296	07-20-2010	U	I	1	1A		1010	1,693,500		1010	1,812,600		1010	1,515,500		
ACHELIS JOHN & PRATT WILLIAM A		0264 0127	10-24-1966			0		Total		4,910,500	Total		4,838,100	Total		4,108,500		
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)						3,175,400		
DTN9										Appraised Xf (B) Value (Bldg)						3,500		
										Appraised Ob (B) Value (Bldg)						38,100		
										Appraised Land Value (Bldg)						1,693,500		
										Special Land Value						0		
										Total Appraised Parcel Value						4,910,500		
										Valuation Method						C		
										Total Appraised Parcel Value						4,910,500		
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			
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	
3	1010	SINGL FAM M-0			SF	0.00	1.00000		1.00		1.000					0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.17	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy	1				
Exterior Wall 1	08	Wood on Sheath			
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	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms					
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
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	89,443
Year Built	1978
Effective Year Built	2018
Depreciation Code	R
Remodel Rating	
Year Remodeled	2017
Depreciation %	3
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	97
Cns Sect Rcnd	86,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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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	224	224	224	338.80	75,891
CTH	Cath Cing	0	126	6	16.13	2,033
EAF	Attic, Expansion, Finished	34	98	34	117.54	11,519
Ttl Gross Liv / Lease Area		258	448	264		89,443

