

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
76 SOUTH WATER STREET				2 Public Water	9 Town Street		Description	Code	Appraised	Assessed	1302	
PARTNERS LLC				3 Public Sewer	1 Paved		RESIDENTL	1090	3,455,000	3,455,000		
35 BIRCH LANE			SUPPLEMENTAL DATA				RES LND	1090	3,246,900	3,246,900	EDGARTOWN, MA	
MANHASSET NY 11030			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		6,701,900	6,701,900
GIS ID M_282393_793517			Assoc Pid#									

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
76 SOUTH WATER STREET							1416	0962	10-04-2016	Q	I	3,550,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CARR BARBARA B							00361	0354	10-01-1978			0		2023	1090	3,455,000	2022	1090	3,001,000	2021	1090	1,250,100
PELOW DALE M & ANNE G							0257	3690	06-15-1965			0			1090	3,246,900		1090	3,475,186		1090	2,905,731
Total													Total		6,701,900	Total		6,476,186	Total		4,155,831	

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

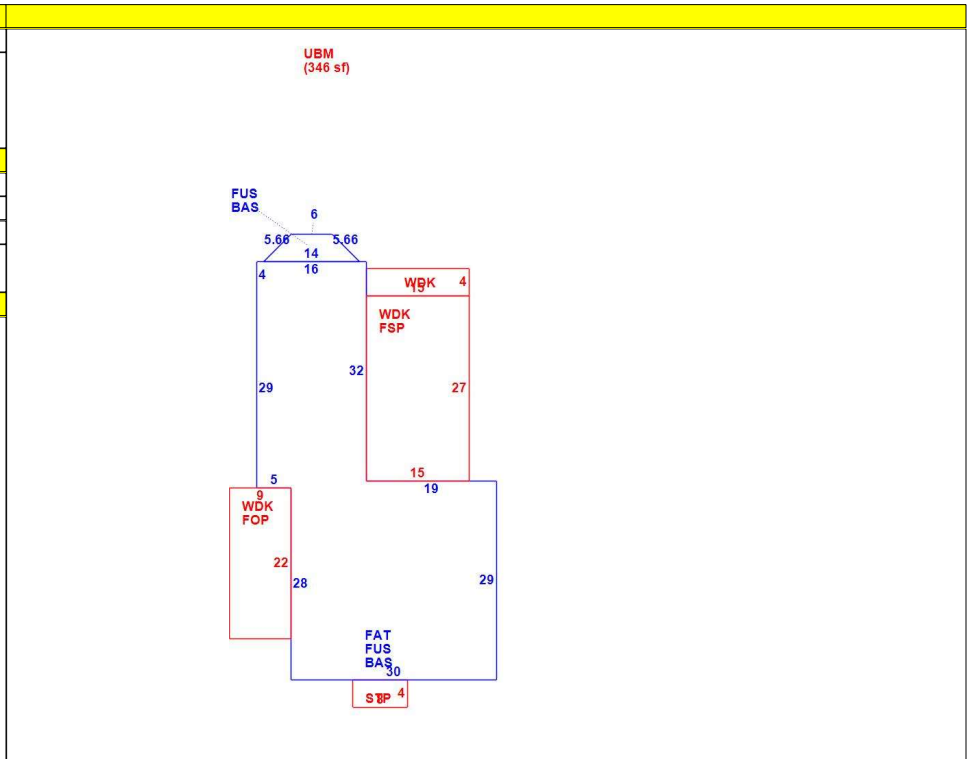
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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
SW29			Batch

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
682-2019	12-03-2020	CO				0		RENO SFR			06-06-2022	LS			11	Field Review
630-2019	12-03-2020	CO				0		RENO/ADD TO SFR			06-02-2021	EH			01	Cyclical Reinspection
632-2019	11-25-2020	CO				0					01-01-2020	EP			01	Cyclical Reinspection
631-2019	11-25-2020	CO				0					05-17-2017	MM			11	Field Review
2020-89	09-10-2019	RN		100,000		0		BUILD INGROUND SWIMMIN			06-18-2014	MM			11	Field Review
2019-631	07-10-2019	RN		500,000		0		DEMO GH BUILD GARAGE			11-17-2011	MM			11	Field Review
2019-633	04-30-2019	RN	Res New Cons	350,000		0		DEMO SHED BUILD POOL C			02-08-2006	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	1090	MULTI HSES	R5		11,760 SF	24.65	1.00000	9	1.00	0100	6.400	VIEW	V17		276.1	3,246,900
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			3,246,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	03	Hot Air-no Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	9				
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			2,548,425		
Year Built			1860		
Effective Year Built			2016		
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 Rcnd			2,421,000		
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	2	4000.00	1981		95		0.00	7,600
FPL5	GAS VENTED	B	1	2000.00			95		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,427	1,427	1,427	742.50	1,059,548
FAT	Attic, Finished	277	1,387	277	148.29	205,673
FOP	Porch, Open, Finished	0	198	40	150.00	29,700
FSP	Porch, Screen, Finished	0	405	101	185.17	74,993
FUS	Upper Story, Finished	1,427	1,427	1,427	742.50	1,059,548
STP	Stoop	0	32	3	69.61	2,228
UBM	Basement, Unfinished	0	346	69	148.07	51,233
WDK	Deck, Wood	0	663	66	73.91	49,005
Ttl Gross Liv / Lease Area		3,131	5,885	3,410		2,531,928

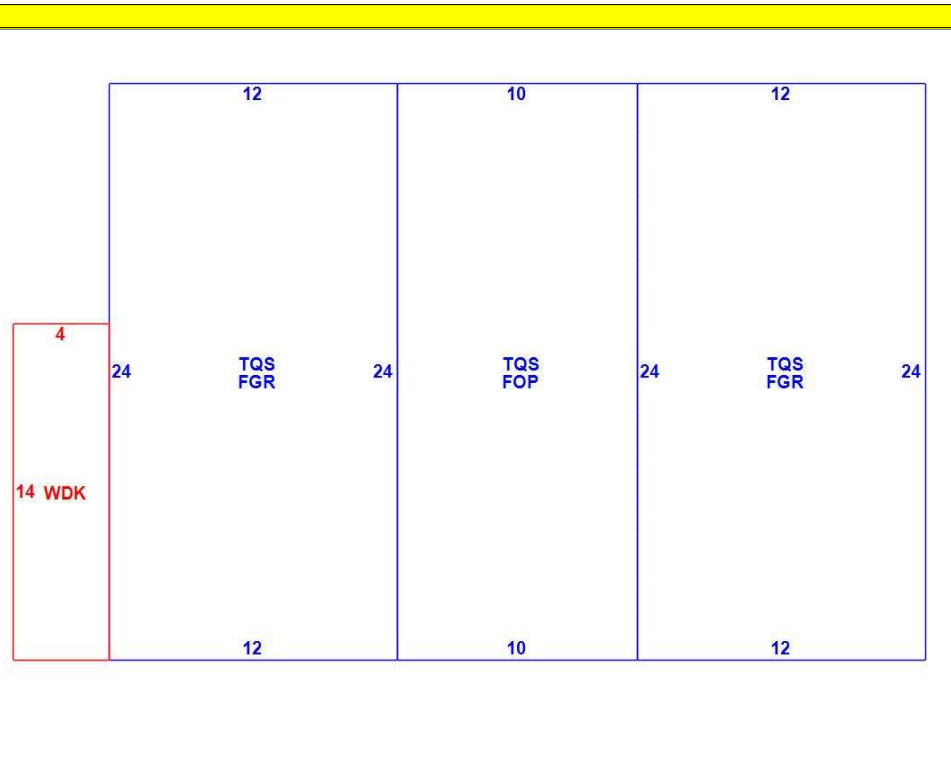


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
76 SOUTH WATER STREET PARTNERS LLC 35 BIRCH LANE MANHASSET NY 11030		2	3	Public Water	9	1	Town Street			Description	Code	Appraised	Assessed			VISION			
				Public Sewer	1		Paved			RESIDENTL	1090	3,455,000	3,455,000						
SUPPLEMENTAL DATA										RES LND	1090	3,246,900	3,246,900						
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282393_793517				Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#						Total		6,701,900	6,701,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
76 SOUTH WATER STREET CARR BARBARA B PELOW DALE M & ANNE G				1416 00361 0257	0962 0354 3690	10-04-2016 10-01-1978 06-15-1965	Q	I	3,550,000 0 0	00	Year	Code	Assessed	Year	Code	Assessed			
											2023	1090	3,455,000	2022	1090	3,001,000			
												1090	3,246,900	2021	1090	2,905,731			
											Total		6,701,900	Total		6,476,186	Total		4,155,831
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)			3,375,000						
SW29										Appraised Xf (B) Value (Bldg)			12,500						
										Appraised Ob (B) Value (Bldg)			67,500						
										Appraised Land Value (Bldg)			3,246,900						
										Special Land Value			0						
										Total Appraised Parcel Value			6,701,900						
										Valuation Method			C						
										Total Appraised Parcel Value			6,701,900						
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	R5		0 SF	57.18	1.00000	9	1.00	0100	6.400				365.95	0			
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.27	Total Land Value				0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	09	Custom			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	03	Hot Air-no Duc			
AC Type:	03	Central			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	3				
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	608,897
Year Built	2020
Effective Year Built	2021
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnd	608,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



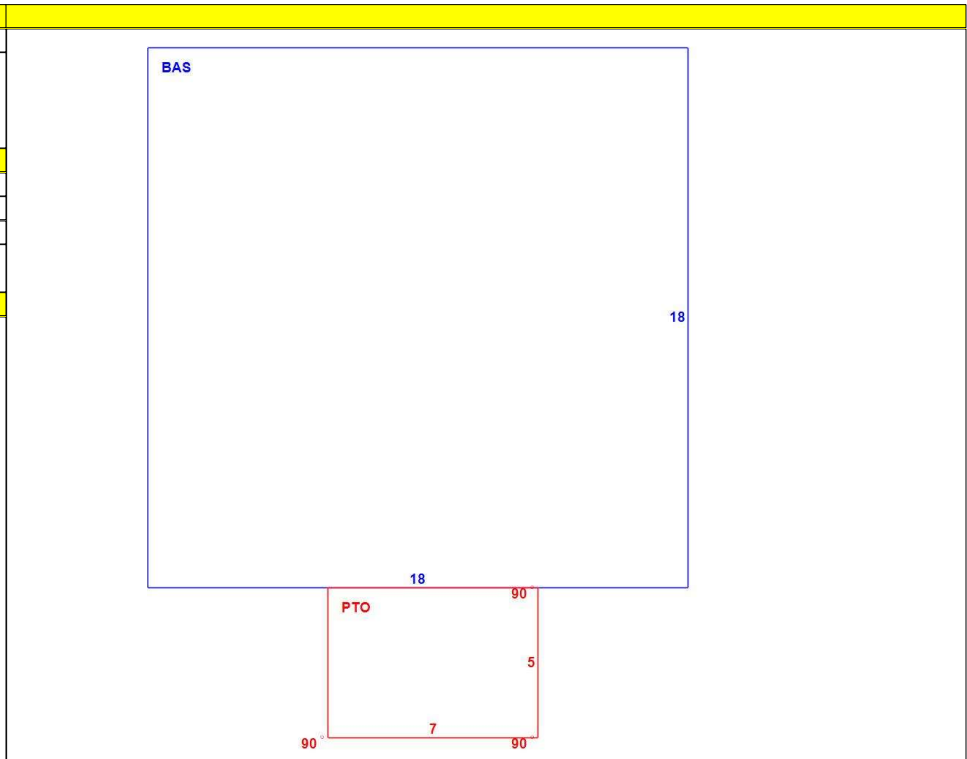
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FGR	Garage	0	576	230	271.36	156,302
FOP	Porch, Open, Finished	0	240	48	135.91	32,620
TQS	Three Quarter Story	612	816	612	509.68	415,899
WDK	Deck, Wood	0	56	6	72.81	4,077
Ttl Gross Liv / Lease Area		612	1,688	896		608,898



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA									
76 SOUTH WATER STREET PARTNERS LLC 35 BIRCH LANE				2	Public Water	9	Town Street			Description	Code	Appraised	Assessed			VISION							
MANHASSET NY 11030				3	Public Sewer	1	Paved			RESIDENTL RES LND	1090 1090	3,455,000 3,246,900	3,455,000 3,246,900										
SUPPLEMENTAL DATA										Total		6,701,900	6,701,900										
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282393_793517				Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
76 SOUTH WATER STREET CARR BARBARA B PELOW DALE M & ANNE G				1416 00361 0257	0962 0354 3690	10-04-2016 10-01-1978 06-15-1965	Q	I	3,550,000 0 0	00	Year	Code	Assessed	Year	Code	Assessed							
											2023	1090 1090	3,455,000 3,246,900	2022	1090 1090	3,001,000 3,475,186	2021	1090 1090	1,250,100 2,905,731				
				Total								Total		6,701,900		Total		6,476,186		Total		4,155,831	
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									
SW29																							
NOTES																							
BUILDING PERMIT RECORD																							
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	1090	MULTI HSES	R5		0 SF	57.18	1.00000	9	1.00	0100	6.400					365.95	0						
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.27	Total Land Value					0					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	05	Bungalow			
Model	01	Residential			
Grade:	06	Good			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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:	03	Hot Air-no Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	3				
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				151,642	
Year Built				2019	
Effective Year Built				2021	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				0	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				100	
Cns Sect Rcnd				151,600	
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
PAT2	PATIO-GOOD	L	536	7.00			100		0.00	3,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	324	324	324	462.32	149,792	
PTO	Patio	0	35	4	52.84	1,849	
Ttl Gross Liv / Lease Area		324	359	328		151,641	

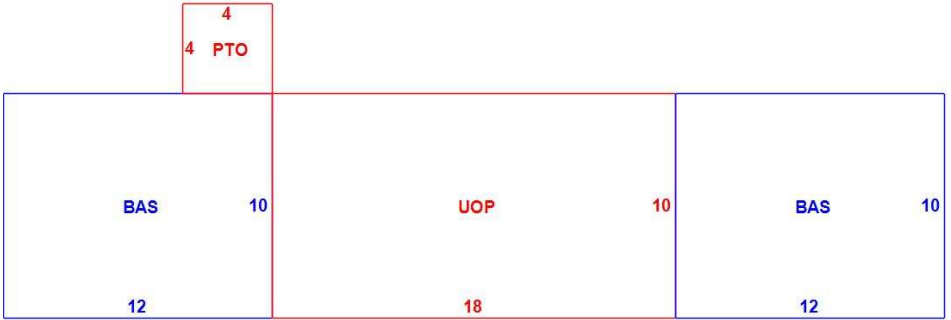


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
76 SOUTH WATER STREET PARTNERS LLC 35 BIRCH LANE				2 Public Water	9 Town Street					Description	Code	Appraised	Assessed			VISION			
MANHASSET NY 11030				3 Public Sewer	1 Paved					RESIDENTL	1090	3,455,000	3,455,000	VISION					
SUPPLEMENTAL DATA										RES LND	1090	3,246,900	3,246,900			VISION			
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282393_793517					Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#					Total		6,701,900	6,701,900	VISION					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
76 SOUTH WATER STREET CARR BARBARA B PELOW DALE M & ANNE G			1416 00361 0257	0962 0354 3690	10-04-2016 10-01-1978 06-15-1965	Q	I	3,550,000 0 0	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
										2023	1090	3,455,000	2022	1090	3,001,000	2021	1090	1,250,100	
											1090	3,246,900		1090	3,475,186		1090	2,905,731	
										Total		6,701,900	Total		6,476,186	Total		4,155,831	
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											
SW29																			
NOTES																			
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		
4	1090	MULTI HSES			SF		1.00000	3	1.00		1.000						0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.27	Total Land Value					0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	1				
Occupancy					
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	11	Ceram Clay Til			
Interior Flr 2	12	Hardwood			
Heat Fuel	04	Electric			
Heat Type:	03	Hot Air-no Duc			
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
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	193,520
Year Built	2020
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	193,500
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
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
FPL1	FPL MSNRY 1	B	1	3000.00			100		0.00	3,000
SPL3	INGR GUNITE	L	630	100.00			100		0.00	63,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	240	240	240	728.44	174,826
PTO	Patio	0	16	2	91.06	1,457
UOP	Porch, Open, Unfinished	0	180	18	72.84	13,112
Ttl Gross Liv / Lease Area		240	436	260		189,395

