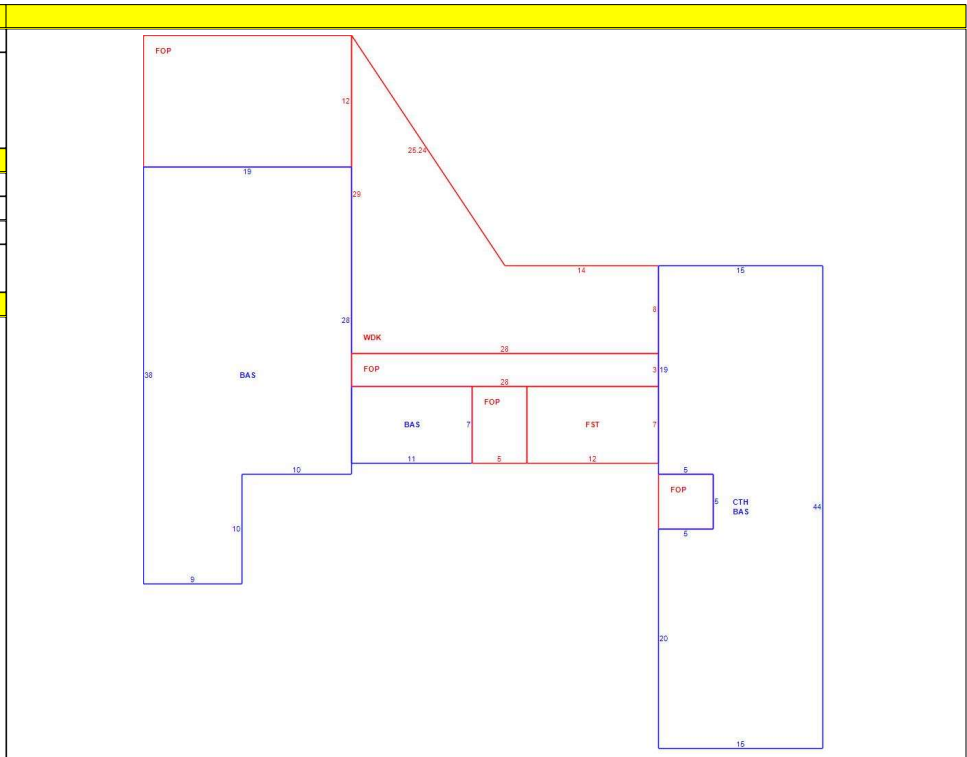


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION							
REYNOLDS JAMES F--TRS 93 NORTH WATER STREET NOMINE 180 N STETSON AVE SUITE 5700 CHICAGO IL 60601			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed			RESIDENTL 1090 2,359,500 2,359,500 RES LND 1090 11,808,000 11,808,000					
			3 Public Sewer	1 Paved													
SUPPLEMENTAL DATA																	
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282930_793917	Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#			Total		14,167,500	14,167,500								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
REYNOLDS JAMES F--TRS GIORDANO SALVATORE JR BROWN ELEANOR B		1111 0531 0889	02-22-2007	Q	I	9,300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		00D9 5963	11-30-1989	Q	I	950,000	00	2023	1090	2,107,700	2022	1090	1,359,300	2021	1090	1,387,800	
			10-07-1981	U	V	0			1090	11,993,400		1090	12,836,691		1090	10,733,241	
		Total						Total		14,101,100	Total		14,195,991	Total		12,121,041	
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) 2,289,500							
NW39										Appraised Xf (B) Value (Bldg) 4,800							
										Appraised Ob (B) Value (Bldg) 65,200							
										Appraised Land Value (Bldg) 11,808,000							
										Special Land Value 0							
										Total Appraised Parcel Value 14,167,500							
										Valuation Method C							
										Total Appraised Parcel Value 14,167,500							
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	
2022-197	10-18-2021	RA	Res Add/Alter	25,000				RENO CHIMNEY			07-06-2022	EH			01	Cyclical Reinspection	
83-2020	08-12-2020	CO				0		RENO KITCHEN & BATHRM			05-16-2022	DM			11	Field Review	
2020-388	01-07-2020	RN		10,000		0		REPLACE BALCONY ON MAI			01-29-2020	EP			11	Field Review	
2020-83	09-05-2019	RA		150,000		0		RENO KITCHEN & BATHRM			05-18-2017	MM			11	Field Review	
90-2008	12-05-2011	CO	CO ISSUED					SFR			06-18-2014	MM			11	Field Review	
2010-228	04-12-2010	RN	Res New Cons					DEMO/REPL SFR BLD2			11-18-2011	MM			11	Field Review	
2008-90	12-31-2008	RN	Res New Cons					ALTER SFR & DETC BR			06-28-2011	EP			00	Measur+Listed	
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		11,050	SF 27.40	1.00000	9	1.00	0100	6.000	WF			W65	1,068.6	11,808,000
1	1090	MULTI HSES	R5		90	FF 0.00	1.00000	0	1.00		1.000					0	0
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			11,808,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	07	Very Good			
Stories:	1	1 Story			
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	12	Hardwood			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	2				
Total Xtra Fixtrs					
Total Rooms:	6				
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				1,152,389	
Year Built				1920	
Effective Year Built				2017	
Depreciation Code				R	
Remodel Rating					
Year Remodeled				2011	
Depreciation %				5	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				95	
Cns Sect Rcnd				1,094,800	
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
DCK1	DOCKS-RES	L	970	95.00	1980		70		0.00	64,500
FPL	MTL-WD C/PI	B	1	2000.00	2011		95		0.00	1,900
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

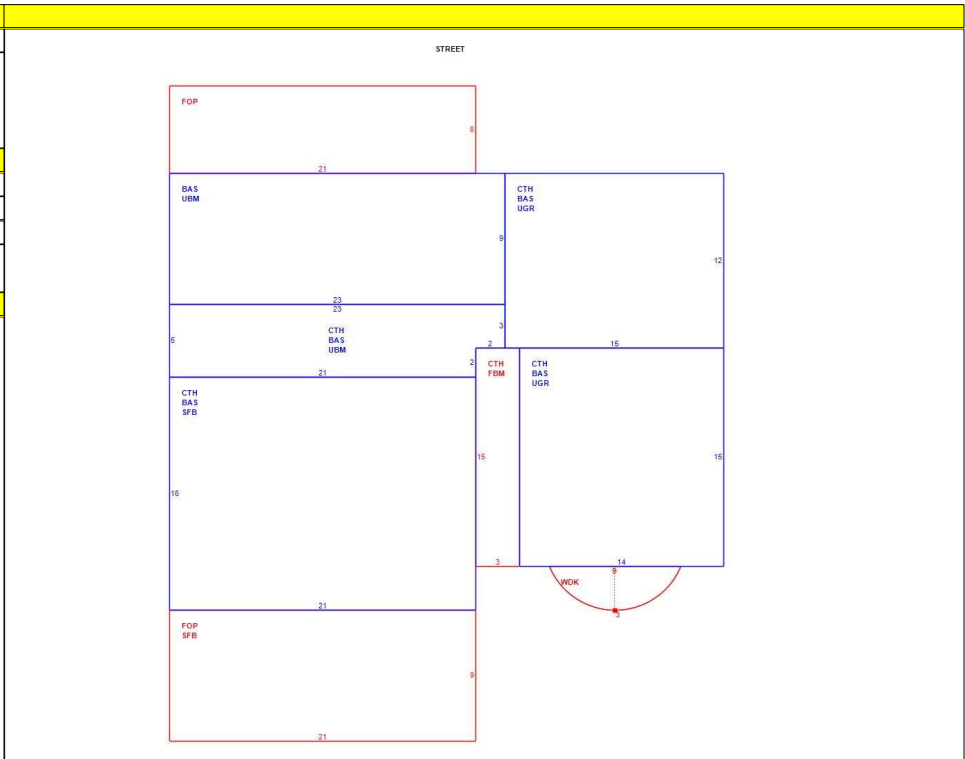
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,334	1,334	1,334	753.55	1,005,233
CTH	Cath Cing	0	635	32	37.97	24,114
FOP	Porch, Open, Finished	0	372	74	149.90	55,763
FST	Utility, Finished	0	84	42	376.77	31,649
WDK	Deck, Wood	0	371	37	75.15	27,881
Ttl Gross Liv / Lease Area		1,334	2,796	1,519		1,144,640



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
REYNOLDS JAMES F--TRS 93 NORTH WATER STREET NOMINE 180 N STETSON AVE SUITE 5700 CHICAGO IL 60601			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed			VISION				
								RESIDENTL	1090	2,359,500	2,359,500					
						RES LND	1090	11,808,000	11,808,000							
SUPPLEMENTAL DATA																
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282930_793917				Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#												
						Total		14,167,500	14,167,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REYNOLDS JAMES F--TRS		1111 0531	02-22-2007	Q	I	9,300,000	00	Year	Code	Assessed	Year	Code	Assessed			
GIORDANO SALVATORE JR		00D9 5963	11-30-1989	Q	I	950,000	00	2023	1090	2,107,700	2022	1090	1,359,300			
BROWN ELEANOR B			10-07-1981	U	V	0			1090	11,993,400	2021	1090	12,836,691			
								Total		14,101,100	Total		14,195,991			
								Total			Total		12,121,041			
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								
NW39																
NOTES																
GUESTHSE-- REPLACED 2009-2010 BRICK FLOORS IN BOTH SETS OF GARAGE SPC. CTH CEILINGS ARE 'BARREL VAULTED'-CURVED STONE WALKS, STEPS REPORTEDLY FROM INDIA EXPOSED FOUNDATION IS BRICK VENEER DECK OFF MBR IS STEEL																
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	64.18	1.00000	9	1.00	0100	6.000			385.08	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.25	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	1 Story			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	5				
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			1,257,532		
Year Built			2010		
Effective Year Built			2017		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			95		
Percent Good			95		
Cns Sect Rcnd			1,194,700		
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
FPL1	FPL MSNRY 1	B	1	3000.00	2011		95		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,044	1,044	1,044	715.83	747,321
CTH	Cath Cing	0	882	44	35.71	31,496
FBM	Basement, Finished	0	45	20	318.14	14,317
FOP	Porch, Open, Finished	0	315	63	143.17	45,097
SFB	Base, Semi-Finished	0	525	394	537.21	282,035
UBM	Basement, Unfinished	0	318	64	144.07	45,813
UGR	Garage, Unfinished	0	390	117	214.75	83,752
WDK	Deck, Wood	0	20	2	71.58	1,432
Ttl Gross Liv / Lease Area		1,044	3,539	1,748		1,251,263

