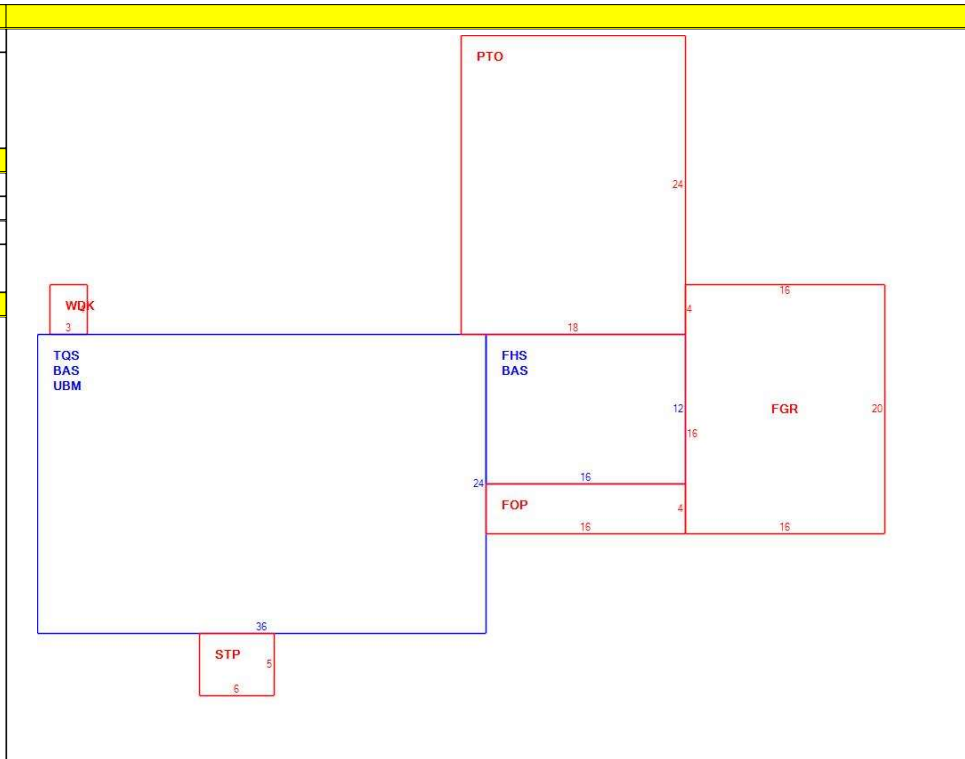


| CURRENT OWNER                                                                  |            | TOPO                                                                      | UTILITIES                                                             | STRT / ROAD   | LOCATION    | CURRENT ASSESSMENT      |                                                                     |                                |              | 1302<br>EDGARTOWN, MA<br><br><b>VISION</b> |           |                                                  |                      |                       |              |                      |
|--------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------|-------------|-------------------------|---------------------------------------------------------------------|--------------------------------|--------------|--------------------------------------------|-----------|--------------------------------------------------|----------------------|-----------------------|--------------|----------------------|
| PETER, RAILTON A--TRS<br>MARK, RAILTON C--TRS<br>31 INDEPENDENCE LANE          |            |                                                                           | 2 Public Water                                                        | 9 Town Street |             | Description             | Code                                                                | Appraised                      | Assessed     |                                            |           | RESIDENTL 1010 682,000<br>RES LND 1010 1,882,000 |                      |                       |              |                      |
|                                                                                |            |                                                                           | 3 Public Sewer                                                        | 1 Paved       |             |                         |                                                                     |                                |              |                                            |           |                                                  |                      |                       |              |                      |
| SUPPLEMENTAL DATA                                                              |            |                                                                           |                                                                       |               |             | Total                   |                                                                     | 2,564,000                      | 2,564,000    |                                            |           |                                                  |                      |                       |              |                      |
| HINGHAM MA 02043                                                               |            | Alt Prcl ID<br>PLN#/Rec<br>Lot#<br>Plan Notes<br>Plan Notes<br>Plan Notes | Restriction<br>Hist Distrct X<br>Other Note<br>UC-Misc 1<br>UC-Misc 2 |               | Assoc Pid#  |                         |                                                                     |                                |              |                                            |           |                                                  |                      |                       |              |                      |
| RECORD OF OWNERSHIP                                                            |            | BK-VOL/PAGE                                                               | SALE DATE                                                             | Q/U           | V/I         | SALE PRICE              | VC                                                                  | PREVIOUS ASSESSMENTS (HISTORY) |              |                                            |           |                                                  |                      |                       |              |                      |
| PETER, RAILTON A--TRS<br>RAILTON ARTHUR R & MARJORIE E<br>MORGAN FRED B JR AND |            | 1537 888                                                                  | 08-03-2020                                                            | U             | I           | 100                     | 1A                                                                  | Year                           | Code         | Assessed                                   | Year      | Code                                             | Assessed             |                       |              |                      |
|                                                                                |            | 0335 0578<br>0274 86 0                                                    | 06-30-1976<br>10-04-1968                                              | U<br>U        | V<br>V      | 0<br>0                  |                                                                     | 2023                           | 1010<br>1010 | 682,000<br>1,882,000                       | 2022      | 1010<br>1010                                     | 429,500<br>2,014,300 | 2021                  | 1010<br>1010 | 397,900<br>1,684,200 |
|                                                                                |            | Total                                                                     |                                                                       |               |             |                         |                                                                     | 2,564,000                      |              | Total                                      |           | 2,443,800                                        |                      | Total                 |              | 2,082,100            |
| 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                          |              |                                            |           |                                                  |                      |                       |              |                      |
| DTN9                                                                           |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                |              |                                            |           |                                                  |                      |                       |              |                      |
| NOTES                                                                          |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                |              |                                            |           | Appraised Bldg. Value (Card)                     |                      | 678,100               |              |                      |
| LTS 7-8 & LD BROWN COURT<br>CF 2                                               |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                |              |                                            |           | Appraised Xf (B) Value (Bldg)                    |                      | 3,200                 |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                |              |                                            |           | Appraised Ob (B) Value (Bldg)                    |                      | 700                   |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                |              |                                            |           | Appraised Land Value (Bldg)                      |                      | 1,882,000             |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                |              |                                            |           | Special Land Value                               |                      | 0                     |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                |              |                                            |           | Total Appraised Parcel Value                     |                      | 2,564,000             |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                |              |                                            |           | Valuation Method                                 |                      | C                     |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                |              |                                            |           | Total Appraised Parcel Value                     |                      | 2,564,000             |              |                      |
| 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        |              |                      |
| 2013-190                                                                       | 12-20-2012 | RA                                                                        | Res Add/Alter                                                         |               |             |                         |                                                                     | MINOR REPAIRS                  | 06-01-2022   | LS                                         |           |                                                  | 11                   | Field Review          |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                | 05-16-2017   | MM                                         |           |                                                  | 11                   | Field Review          |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                | 12-14-2015   | EP                                         |           |                                                  | 01                   | Cyclical Reinspection |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                | 06-18-2014   | MM                                         |           |                                                  | 11                   | Field Review          |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                | 11-15-2011   | MM                                         |           |                                                  | 11                   | Field Review          |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                | 06-02-2009   | EP                                         |           |                                                  | 11                   | Field Review          |              |                      |
|                                                                                |            |                                                                           |                                                                       |               |             |                         |                                                                     |                                | 12-29-2000   | WP                                         |           |                                                  | 43                   | 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                                                                              | 1010       | SINGL FAM M-0                                                             | R5                                                                    |               | 13,663 SF   | 21.52                   | 1.00000                                                             | 8                              | 1.00         | 0100                                       | 6.400     |                                                  |                      | 137.74                | 1,882,000    |                      |
| Total Card Land Units                                                          |            |                                                                           |                                                                       |               | 0.31 AC     | Parcel Total Land Area  |                                                                     |                                |              |                                            | 0.31      | Total Land Value                                 |                      |                       |              | 1,882,000            |

| CONSTRUCTION DETAIL            |      |                | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|--------------------------------|------|----------------|---------------------------------|------|-------------|
| Element                        | Cd   | Description    | Element                         | Cd   | Description |
| Style:                         | 04   | Cape Cod       |                                 |      |             |
| Model                          | 01   | Residential    |                                 |      |             |
| Grade:                         | 05   | Ave/Good       |                                 |      |             |
| Stories:                       | 1.75 |                |                                 |      |             |
| Occupancy                      | 1    |                |                                 |      |             |
| Exterior Wall 1                | 14   | Wood Shingle   |                                 |      |             |
| Exterior Wall 2                |      |                |                                 |      |             |
| Roof Structure:                | 05   | Salt Box       |                                 |      |             |
| Roof Cover                     | 03   | Asph/F Gls/Cmp |                                 |      |             |
| 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:                     | 07   | Electr Basebrd |                                 |      |             |
| AC Type:                       | 01   | None           |                                 |      |             |
| Total Bedrooms                 | 03   | 3 Bedrooms     |                                 |      |             |
| Total Bthrms:                  |      |                |                                 |      |             |
| Total Half Baths               | 0    |                |                                 |      |             |
| Total Xtra Fixtrs              |      |                |                                 |      |             |
| Total Rooms:                   |      |                |                                 |      |             |
| Bath Style:                    | 02   | Average        |                                 |      |             |
| Kitchen Style:                 | 02   | Modern         |                                 |      |             |
| <b>CONDO DATA</b>              |      |                |                                 |      |             |
| Parcel Id                      |      | C              |                                 | Ownr | 0.0         |
|                                |      |                |                                 | B    | S           |
| Adjust Type                    | Code | Description    | Factor%                         |      |             |
| Condo Flr                      |      |                |                                 |      |             |
| Condo Unit                     |      |                |                                 |      |             |
| <b>COST / MARKET VALUATION</b> |      |                |                                 |      |             |
| Building Value New             |      | 847,571        |                                 |      |             |
| Year Built                     |      | 1973           |                                 |      |             |
| Effective Year Built           |      | 2001           |                                 |      |             |
| 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 Rcnld                 |      | 678,100        |                                 |      |             |
| 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 |
| 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           | 1,056       | 1,056      | 1,056    | 389.44    | 411,244        |
| FGR                               | Garage                | 0           | 320        | 128      | 155.77    | 49,848         |
| FHS                               | Half Story, Finished  | 96          | 192        | 96       | 194.72    | 37,386         |
| FOP                               | Porch, Open, Finished | 0           | 64         | 13       | 79.10     | 5,063          |
| PTO                               | Patio                 | 0           | 432        | 43       | 38.76     | 16,746         |
| STP                               | Stoop                 | 0           | 30         | 3        | 38.94     | 1,168          |
| TQS                               | Three Quarter Story   | 648         | 864        | 648      | 292.08    | 252,355        |
| UBM                               | Basement, Unfinished  | 0           | 864        | 173      | 77.98     | 67,372         |
| WDK                               | Deck, Wood            | 0           | 12         | 1        | 32.45     | 389            |
| Ttl Gross Liv / Lease Area        |                       | 1,800       | 3,834      | 2,161    |           | 841,571        |

