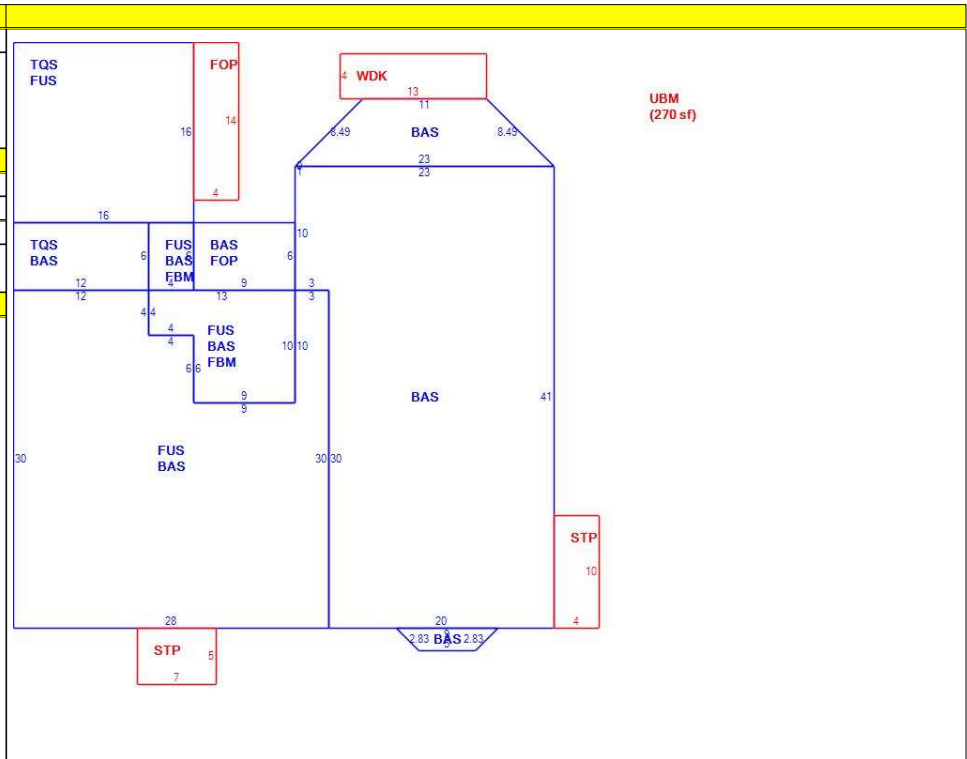


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>						
LYNCH WILLIAM J III & B A C/O WM LYNCH & ASSOC 535 BOYLSTON STREET SUITE T2 BOSTON MA 02116			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed			RESIDENTL 1090 2,888,400 2,888,400 RES LND 1090 3,942,100 3,942,100				
			3 Public Sewer	1 Paved												
<b>SUPPLEMENTAL DATA</b>						Total		6,830,500	6,830,500							
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282413_793402		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)								
LYNCH WILLIAM J III & B A WHITTEMORE SUZANNE S		0731 0867	06-04-1998	Q	I	1,800,000	00	Year	Code	Assessed	Year	Code	Assessed			
		0245 0064	05-16-1962			0		2023	1090	2,921,200	2022	1090	2,786,000	2021	1090	2,384,900
									1090	4,004,600		1090	4,286,155		1090	3,583,698
		Total						Total		6,925,800	Total		7,072,155	Total		5,968,598
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)				2,867,700			
SW39									Appraised Xf (B) Value (Bldg)				19,000			
								Appraised Ob (B) Value (Bldg)				1,700				
								Appraised Land Value (Bldg)				3,942,100				
								Special Land Value				0				
								Total Appraised Parcel Value				6,830,500				
								Valuation Method				C				
								Total Appraised Parcel Value				6,830,500				
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		
2023-139	01-19-2023	RA	Res Add/Alter			0		RENO SFR	06-01-2022	LS			11	Field Review		
2018-437	03-16-2018	RA	Res Add/Alter	50,000		0		REPLACE WINDOWS SIDING	05-16-2017	MM			11	Field Review		
2018-175	10-19-2017	RA	Res Add/Alter	16,000		0		REPLACE WINDOWS	06-18-2014	MM			11	Field Review		
2013-218	01-03-2013	RA	Res Add/Alter					MINOR ALTS	11-30-2012	EP			01	Cyclical Reinspection		
									11-15-2011	MM			11	Field Review		
									02-10-2004	CR			01	Cyclical Reinspection		
									09-18-1978							
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		9,100 SF	32.09	1.00000	9	1.00	0100	6.000	VIEW	V22	433.2	3,942,100	
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			3,942,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2				
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	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:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
<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		2,737,718			
Year Built		1870			
Effective Year Built		2017			
Depreciation Code		R			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
Cns Sect Rcnld		2,600,800			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



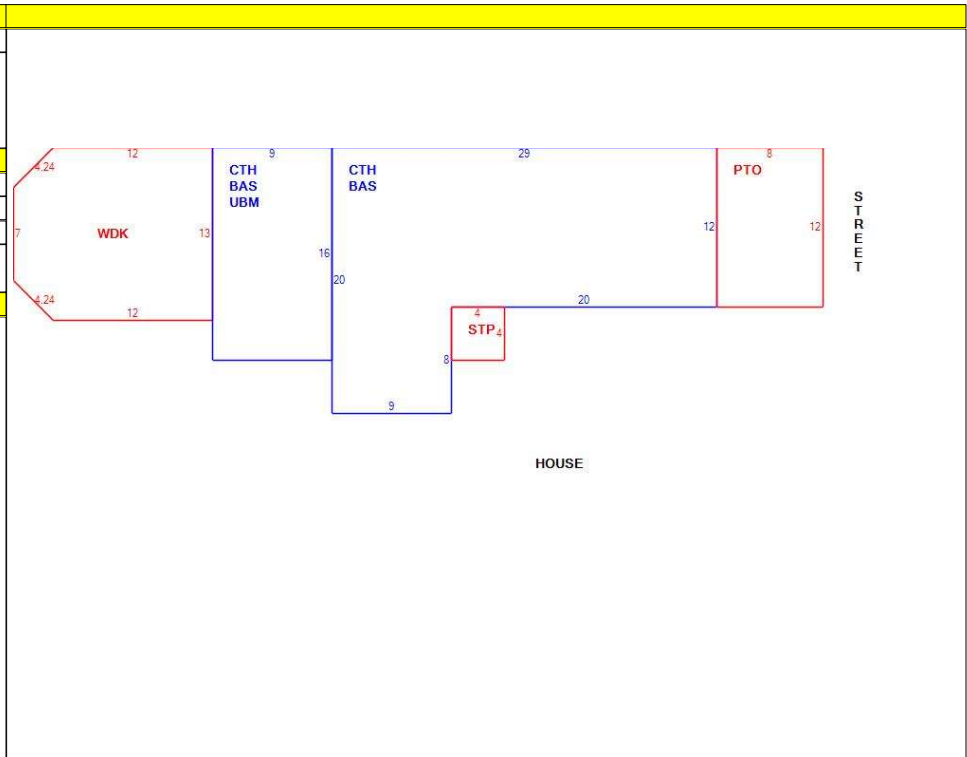
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	FPL MSNRY 2	B	3	4000.00	2011		95		0.00	11,400
FPO	EXTRA FPL O	B	3	800.00	2011		95		0.00	2,300
PAT1	PATIO-AVG	L	250	4.50	2004		90		0.00	1,000
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	1,959	1,959	1,959	782.35	1,532,619
FBM	Basement, Finished	0	130	59	355.07	46,159
FOP	Porch, Open, Finished	0	110	22	156.47	17,212
FUS	Upper Story, Finished	1,120	1,120	1,120	782.35	876,229
STP	Stoop	0	75	8	83.45	6,259
TQS	Three Quarter Story	246	328	246	586.76	192,457
UBM	Basement, Unfinished	0	270	54	156.47	42,247
WDK	Deck, Wood	0	52	5	75.23	3,912
Ttl Gross Liv / Lease Area		3,325	4,044	3,473		2,717,094



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
LYNCH WILLIAM J III & B A C/O WM LYNCH & ASSOC 535 BOYLSTON STREET SUITE T2 BOSTON MA 02116		2	Public Water	9	Town Street					Description	Code	Appraised	Assessed			<b>VISION</b>				
		3	Public Sewer	1	Paved					RESIDENTL RES LND	1090 1090	2,888,400 3,942,100	2,888,400 3,942,100							
SUPPLEMENTAL DATA										Total		6,830,500	6,830,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
LYNCH WILLIAM J III & B A WHITTEMORE SUZANNE S		0731	0867	06-04-1998	Q	I	1,800,000	00				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0245	0064	05-16-1962			0			2023	1090 1090	2,921,200 4,004,600	2022	1090 1090	2,786,000 4,286,155	2021	1090 1090	2,384,900 3,583,698		
										Total		6,925,800	Total	7,072,155	Total	5,968,598				
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)					2,867,700					
SW39										Appraised Xf (B) Value (Bldg)					19,000					
										Appraised Ob (B) Value (Bldg)					1,700					
										Appraised Land Value (Bldg)					3,942,100					
										Special Land Value					0					
										Total Appraised Parcel Value					6,830,500					
										Valuation Method					C					
										Total Appraised Parcel Value					6,830,500					
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			
2	1090	MULTI HSES	R5		0 SF	57.18	1.00000	9	1.00	0100	6.000					343.08	0			
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.21	Total Land Value					0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model:	01	Residential			
Grade:	05	Ave/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	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	03	Central			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			333,608		
Year Built			1960		
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			266,900		
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
FPL1	FPL MSNRY 1	B	1	3000.00	1996		80		0.00	2,400
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	564	564	564	511.67	288,581
CTH	Cath Cing	0	564	28	25.40	14,327
PTO	Patio	0	96	10	53.30	5,117
STP	Stoop	0	16	2	63.96	1,023
UBM	Basement, Unfinished	0	144	29	103.04	14,838
WDK	Deck, Wood	0	186	19	52.27	9,722
Ttl Gross Liv / Lease Area		564	1,570	652		333,608

