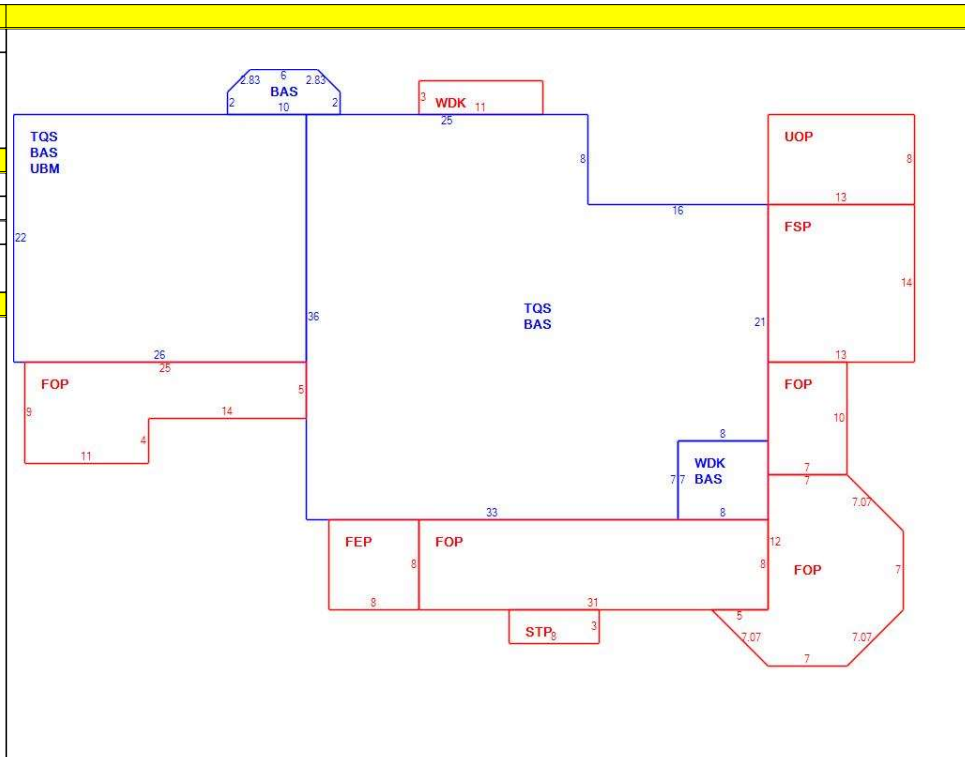


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA									
RED FOX HOLDINGS LLC			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed										
C/O OXFORD FINANCIAL GROUP PO BOX 80238 INDIANAPOLIS IN 46280-0238		SUPPLEMENTAL DATA				RESIDENTL RES LND	1010 1010	1,709,900 1,850,000	1,709,900 1,850,000	VISION									
Alt Prcl ID PLN#/Rec BK19 PG86 9/16/21 Lot# A Plan Notes LOT B VINCENT Plan Notes Plan Notes GIS ID M_282215_793235		Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total		3,559,900		3,559,900											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
RED FOX HOLDINGS LLC		1502 464	08-16-2019	U	I	200,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
KOHLEN DAVID A & CHIRISTINA S & KOHNEN DAVID A		1062 0528	11-08-2005	U	I	1	1A	2023	1010	1,709,900	2022	1010	1,092,200	2021	1010	1,211,700			
AMBROSE WILLIAM G &		0407 0783	11-01-1983	U	I	332,000	1		1010	1,850,000		1010	2,099,900		1010	1,758,400			
		0240 0016	11-09-1960			0		Total		3,559,900		Total		3,192,100		Total		2,970,100	
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			Appraised Bldg. Value (Card)						1,705,700			
DTN9										Appraised Xf (B) Value (Bldg)						3,400			
										Appraised Ob (B) Value (Bldg)						800			
										Appraised Land Value (Bldg)						1,850,000			
										Special Land Value						0			
										Total Appraised Parcel Value						3,559,900			
										Valuation Method						C			
										Total Appraised Parcel Value						3,559,900			
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				
2004-199	01-25-2004	RA	Res Add/Alter			80		MOVE GARAGE CONV TO AT		06-01-2022	LS			11	Field Review				
2002:209	01-01-2002	AD	PORCH		01-28-2003	100	01-01-2003	ADDITION TO SFR		05-15-2017	MM			11	Field Review				
	11-06-2001	AD	Addition							06-19-2014	EP				01	Cyclical Reinspection			
										06-18-2014	MM			11	Field Review				
										11-15-2011	MM			11	Field Review				
										01-28-2003	WP			05	Measur/Review/New Const				
										05-17-2002	WP			05	Measur/Review/New Const				
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		11,390 SF	25.38	1.00000	8	1.00	0100	6.400					162.42	1,850,000		
Total Card Land Units					0.26 AC	Parcel Total Land Area					0.26	Total Land Value					1,850,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	06	Good			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			2,006,675		
Year Built			1930		
Effective Year Built			2006		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
Cns Sect Rcnd			1,705,700		
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
FPL3	FPL MSNRY 2	B	1	4000.00	2001		85		0.00	3,400
SHD1	SHED FRAME	L	48	16.00	2004		100		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,956	1,956	1,956	536.24	1,048,889
FEP	Porch, Enclosed, Finished	0	64	45	377.05	24,131
FOP	Porch, Open, Finished	0	679	136	107.41	72,929
FSP	Porch, Screen, Finished	0	182	46	135.53	24,667
STP	Stoop	0	24	2	44.69	1,072
TQS	Three Quarter Story	1,398	1,864	1,398	402.18	749,666
UBM	Basement, Unfinished	0	572	114	106.87	61,132
UOP	Porch, Open, Unfinished	0	104	10	51.56	5,362
WDK	Deck, Wood	0	89	9	54.23	4,826
Ttl Gross Liv / Lease Area		3,354	5,534	3,716		1,992,674

