

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
NINJA LLC								Description	Code	Appraised	Assessed	1302	
BOX 5247								RESIDENTL	1010	2,919,800	2,919,800		
EDGARTOWN MA 02539								RES LND	1010	1,023,200	1,023,200	EDGARTOWN, MA	
SUPPLEMENTAL DATA												<b>VISION</b>	
Alt Prcl ID						Restriction							
PLN#/Rec 1A-4A-11B THE HILLS						Hist Distrct							
Lot#						Other Note							
Plan Notes						UC-Misc 1							
Plan Notes						UC-Misc 2							
Plan Notes						Assoc Pid#							
GIS ID M_283348_793154						Total						3,943,000	3,943,000

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NINJA LLC								1003	0965	06-09-2004	U	V	1,000,000	1A	Year	Code	Assessed	Year	Code	Assessed			
STETSON ELIZABETH MCC								0315	0398	03-05-1974			0		2023	1010	2,821,100	2022	1010	1,839,300	2021	1010	2,040,800
AULT ALLIE B								0315	0398	03-01-1974	Q	I	40,000	00		1010	895,300		1010	1,279,047		1010	1,342,999
Total												3,716,400	Total	3,118,347		Total	3,383,799						

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY6			Batch

NOTES			
BETTER VIEWS UPPER STORIES			
2ND OVER FGR UNFINISHED			

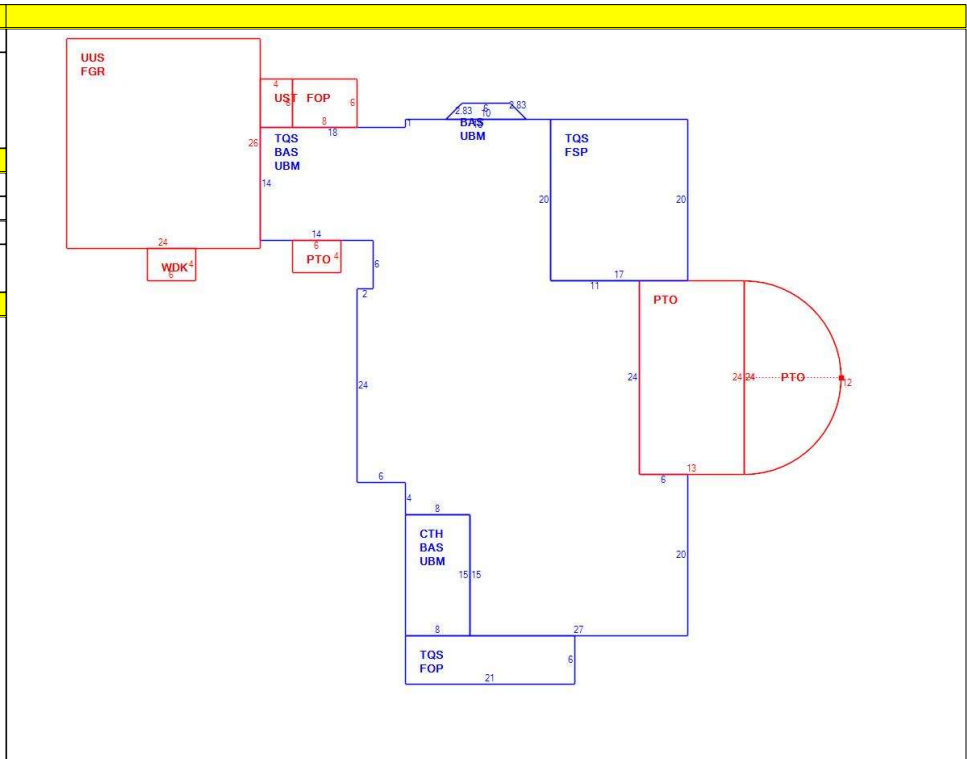
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			2,911,500
Appraised Xf (B) Value (Bldg)			7,600
Appraised Ob (B) Value (Bldg)			700
Appraised Land Value (Bldg)			1,023,200
Special Land Value			0
Total Appraised Parcel Value			3,943,000
Valuation Method			C
Total Appraised Parcel Value			3,943,000

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
260-2005	09-23-2008	RN	Res New Cons					SFR/GARAGE		10-18-2022	EH		6	01	Cyclical Reinspection
2005:260	04-28-2005	RN	Res New Cons		01-27-2006	15		SFR DECK & 1ST FL FRAME		05-26-2022	LS			11	Field Review
										05-24-2017	DM			11	Field Review
										11-29-2011	JD			11	Field Review
										09-15-2011	EP			01	Cyclical Reinspection
										04-15-2008	EP			11	Field Review
										01-26-2007	WP			50	UC Status Inspection

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	R12		37,730	SF	5.65	1.00000	7	1.00	CPY6	1.600	GD VIEW	V30	27.12	1,023,200
Total Card Land Units					0.87	AC	Parcel Total Land Area					0.87	Total Land Value			1,023,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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:	08	Radiant			
AC Type:					
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	9				
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				3,064,718	
Year Built				2005	
Effective Year Built				2017	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				5	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %				95	
Percent Good				95	
Cns Sect Rcnld				2,911,500	
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
FPL3	FPL MSNRY 2	B	2	4000.00	2013		95		0.00	7,600
ODS	OUTDOOR S	L	1	700.00	2007		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,192	2,192	2,192	577.23	1,265,297
CTH	Cath Cing	0	120	6	28.86	3,463
FGR	Garage	0	624	250	231.26	144,309
FOP	Porch, Open, Finished	0	174	35	116.11	20,203
FSP	Porch, Screen, Finished	0	340	85	144.31	49,065
PTO	Patio	0	562	56	57.52	32,325
TQS	Three Quarter Story	1,892	2,522	1,892	433.04	1,092,127
UBM	Basement, Unfinished	0	2,192	438	115.34	252,828
UST	Utility, Storage, Unfinished	0	24	11	264.57	6,350
UUS	Upper Story, Unfinished	0	624	312	288.62	180,097
Ttl Gross Liv / Lease Area		4,084	9,398	5,279		3,047,218



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
NINJA LLC							Description	Code	Appraised	Assessed	1302	
BOX 5247							RESIDENTL	1010	2,919,800	2,919,800		
EDGARTOWN MA 02539			<b>SUPPLEMENTAL DATA</b>					RES LND	1010	1,023,200	1,023,200	EDGARTOWN, MA
			Alt Prcl ID	Restriction								
			PLN#/Rec 1A-4A-11B THE HILLS	Hist District								
			Lot#	Other Note								
			Plan Notes	UC-Misc 1								
			Plan Notes	UC-Misc 2								
			Plan Notes									
			GIS ID M_283348_793154	Assoc Pid#								
							Total		3,943,000	3,943,000	<b>VISION</b>	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
														Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
														2023	1010	2,821,100	2022	1010	1,839,300	2021	1010	2,040,800
															1010	895,300		1010	1,279,047		1010	1,342,999
														Total		3,716,400	Total		3,118,347	Total		3,383,799

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																	
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name		B	Tracing		Batch						Appraised Bldg. Value (Card)				2,911,500				
CPY6												Appraised Xf (B) Value (Bldg)				7,600				
												Appraised Ob (B) Value (Bldg)				700				
												Appraised Land Value (Bldg)				1,023,200				
												Special Land Value				0				
												Total Appraised Parcel Value				3,943,000				
												Valuation Method				C				
												Total Appraised Parcel Value				3,943,000				

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

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
Total Card Land Units					AC	Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	06	Custom									
Model	01	Residential									
Grade:	06	Good									
Stories:	2										
Occupancy						<b>CONDO DATA</b>					
Exterior Wall 1	14	Wood Shingle				Parcel Id		C		Ownr	0.0
Exterior Wall 2								B		S	
Roof Structure:	03	Gable/Hip				Adjust Type	Code	Description		Factor%	
Roof Cover	10	Wood Shingle				Condo Flr					
Interior Wall 1	03	Plastered				Condo Unit					
Interior Wall 2	06	Cust Wd Panel				<b>COST / MARKET VALUATION</b>					
Interior Flr 1	12	Hardwood				Building Value New					
Interior Flr 2						Year Built					
Heat Fuel	03	Gas				Effective Year Built					
Heat Type:	08	Radiant				Depreciation Code					
AC Type:						Remodel Rating					
Total Bedrooms	03	3 Bedrooms				Year Remodeled					
Total Bthrms:	3					Depreciation %					
Total Half Baths	1					Functional Obsol					
Total Xtra Fixtrs						External Obsol					
Total Rooms:	9					Trend Factor					
Bath Style:	03	Modern				Condition					
Kitchen Style:	02	Modern				Condition %					
						Percent Good					
						Cns Sect Rcnd					
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
WDK	Deck, Wood	0	24	2	48.10	1,154					
Ttl Gross Liv / Lease Area											