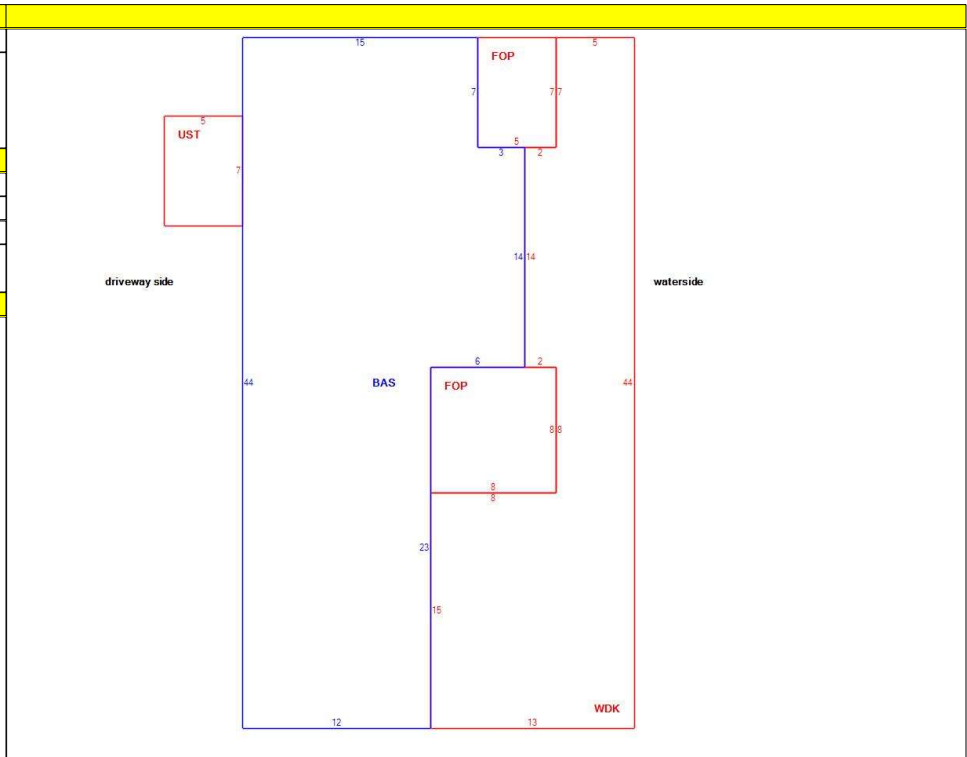


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
BRET L JOHN P--TRS BRET L JENNIFER KUMPITCH--TRS 8 HIGHLAND ST CAMBRIDGE MA 02138						Description	Code	Appraised	Assessed							
						RESIDENTL	1090	606,200	606,200	VISION						
						RES LND	1090	1,948,400	1,948,400							
SUPPLEMENTAL DATA																
Alt Prcl ID PLN#/Rec LOT #3 THE HILLS Lot# Plan Notes Plan Notes Plan Notes GIS ID M_283270_793158			Restriction Hist District Other Note UC-Misc 1 ck '21 for SHD UC-Misc 2 Assoc Pid#													
						Total		2,554,600	2,554,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRET L JOHN P--TRS		82 127	03-18-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
BRET L JOHN P & ARMSTRONG CHARLOTTE P		0079 0187	11-28-2018	Q	I	3,630,000	00	2023	1090	490,800	2022	1090	335,800			
ARMSTRONG J SINCLAIR		000D 5893	05-06-1981	U	I	0			1090	1,704,800		1090	2,435,497			
								Total		2,195,600	Total		2,771,297			
								Total			Total		2,922,272			
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													
Total			0.00													
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B	Tracing		Batch										
CPY6																
NOTES																
FPL ADDED 1981																
Appraised Bldg. Value (Card)						548,000										
Appraised Xf (B) Value (Bldg)						5,200										
Appraised Ob (B) Value (Bldg)						53,000										
Appraised Land Value (Bldg)						1,948,400										
Special Land Value						0										
Total Appraised Parcel Value						2,554,600										
Valuation Method						C										
Total Appraised Parcel Value						2,554,600										
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		
2019-700	05-21-2019	RN	Res New Cons	9,000		0		12X16 SHED	05-26-2022	LS			11	Field Review		
									01-15-2020	EP			01	Cyclical Reinspection		
									05-24-2017	DM			11	Field Review		
									11-29-2011	JD			11	Field Review		
									11-14-2007	EP			11	Field Review		
									10-09-2007	EP			11	Field Review		
									03-30-2004	JB			06	Measur/Remodling in Prog		
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	R12		24,394	SF 8.32	1.00000	7	1.00	CPY6	1.600	WF	W60	79.87	1,948,400	
1	1090	MULTI HSES	R12		90	FF 0.00	1.00000	0	1.00		1.000			0	0	
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value			1,948,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model:	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
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:	01	Minim/Masonry			
Interior Wall 2:	06	Cust Wd Panel			
Interior Flr 1:	02	Minimum/Plywd			
Interior Flr 2:					
Heat Fuel:	01	Coal or Wood			
Heat Type:	01	None			
AC Type:	01	None			
Total Bedrooms:	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	4				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			234,540		
Year Built			1940		
Effective Year Built			2007		
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			199,400		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



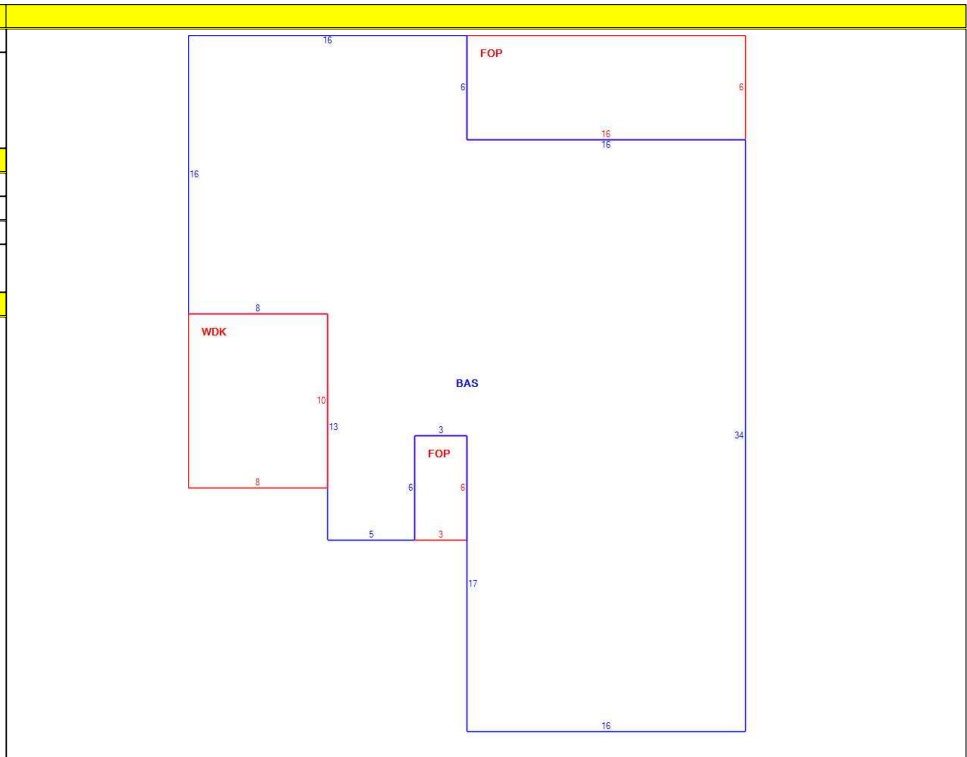
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	48	16.00	1980		100		0.00	800
FPL1	FPL MSNRY 1	B	1	3000.00	1991		85		0.00	2,600
DCK1	DOCKS-RES	L	732	95.00	1980		75		0.00	52,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	633	633	633	332.21	210,289
FOP	Porch, Open, Finished	0	99	20	67.11	6,644
UST	Utility, Storage, Unfinished	0	35	16	151.87	5,315
WDK	Deck, Wood	0	368	37	33.40	12,292
Ttl Gross Liv / Lease Area		633	1,135	706		234,540



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
BRET L JOHN P--TRS BRET L JENNIFER KUMPITCH--TRS 8 HIGHLAND ST CAMBRIDGE MA 02138						Description	Code	Appraised	Assessed							
						RESIDENTL	1090	606,200	606,200	VISION						
						RES LND	1090	1,948,400	1,948,400							
SUPPLEMENTAL DATA																
Alt Prcl ID		PLN#/Rec LOT #3 THE HILLS		Restriction												
Lot#		Plan Notes		Hist Distrct												
Plan Notes		Plan Notes		Other Note												
Plan Notes		GIS ID M_283270_793158		UC-Misc 1 ck '21 for SHD												
Plan Notes				UC-Misc 2												
GIS ID				Assoc Pid#												
						Total		2,554,600	2,554,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRET L JOHN P--TRS		82 127	03-18-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BRET L JOHN P & ARMSTRONG CHARLOTTE P		0079 0187	11-28-2018	Q	I	3,630,000	00	2023	1090	490,800	2022	1090	335,800	2021	1090	365,000
ARMSTRONG J SINCLAIR		000D 5893	05-06-1981	U	I	1	1A		1090	1,704,800		1090	2,435,497		1090	2,557,272
						0		Total		2,195,600	Total		2,771,297	Total		2,922,272
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										
CPY6																
NOTES																
RENOVATED @1980; CORR DEPR FY10																
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	R12		0 SF	33.58	1.00000	7	1.00	CPY6	1.600			53.73	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.56	Total Land Value			0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style:	01	Ranch					
Model	01	Residential					
Grade:	04	Average +10					
Stories:	1	1 Story					
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	06	Cust Wd Panel					
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	02	2 Bedrooms					
Total Bthrms:	1						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms:	5						
Bath Style:	02	Average					
Kitchen Style:	02	Modern					
				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				410,148			
Year Built				1945			
Effective Year Built				2007			
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				348,600			
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	1991		85		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	886	886	886	447.27	396,282
FOP	Porch, Open, Finished	0	114	23	90.24	10,287
WDK	Deck, Wood	0	80	8	44.73	3,578
Ttl Gross Liv / Lease Area		886	1,080	917		410,147

