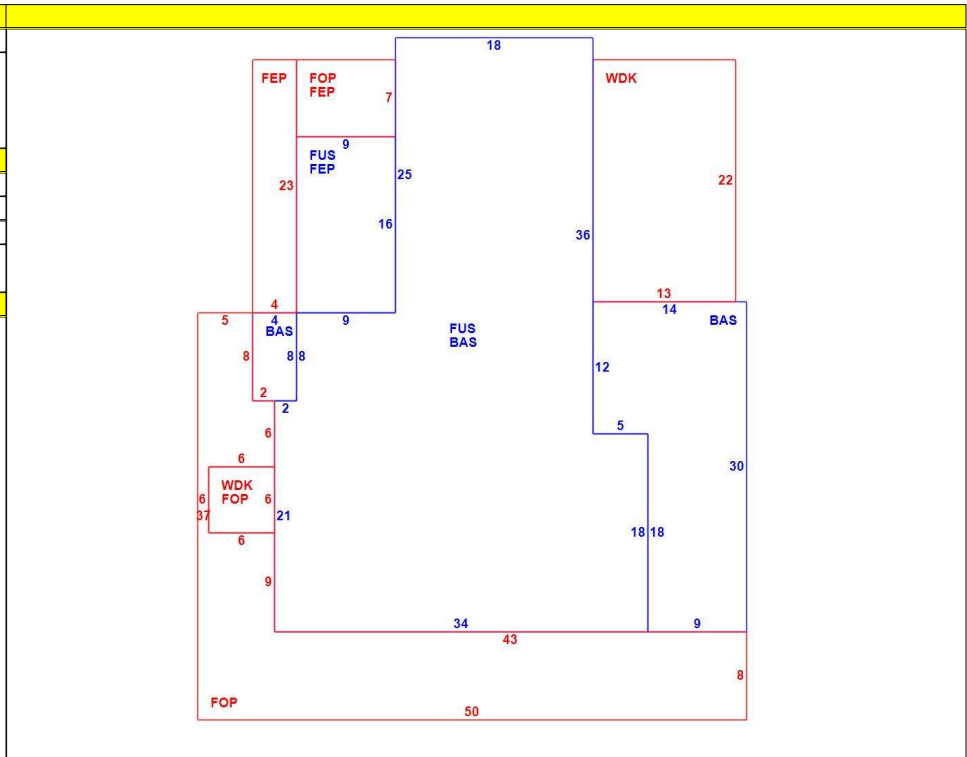


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
46 CALEB LLC				9 Town Street		Description	Code	Appraised	Assessed							
48 WESTON ST SUITE 4				3 Unpaved		RESIDENTL	1090	3,858,100	3,858,100							
WALTHAM MA 02453		SUPPLEMENTAL DATA				RES LND	1090	3,509,800	3,509,800							
Alt Prcl ID		Restriction		Hist Distrct		Other Note		UC-Misc 1		UC-Misc 2						
PLN#/Rec		Assoc Pid#				Total		7,367,900	7,367,900							
Lot#																
Plan Notes																
Plan Notes																
Plan Notes																
GIS ID M_283415_792449																
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
46 CALEB LLC				80 251	01-31-2020	Q	I	9,000,000	00	Year	Code	Assessed	Year	Code	Assessed	
EBERSOL DUNCAN D &				0069 0247	02-18-2010	U	I	1	1A	2023	1090	3,975,300	2022	1090	3,800,400	
EBERSOL DUNCAN D C/O JACOBSON				0052 0079	05-21-1997	Q	I	3,687,500	00		1090	3,158,900	2021	1090	2,675,400	
CARUSO MICHAEL G & BERNARDINE				0043 0237	09-19-1991	Q	I	1,887,500	00						3,673,040	
ROESSNER GILBERT G				00040 0045	09-23-1988	U	I	1,500,000	1	Total		7,134,200	Total		7,298,534	
										Total		6,348,440				
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) 3,749,100							
CPY6									Appraised Xf (B) Value (Bldg) 10,500							
								Appraised Ob (B) Value (Bldg) 98,500								
								Appraised Land Value (Bldg) 3,509,800								
								Special Land Value 0								
								Total Appraised Parcel Value 7,367,900								
								Valuation Method C								
								Total Appraised Parcel Value 7,367,900								
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		
2007:54	10-06-2006	RA	Res Add/Alter					REBUILD BUNKHSE	05-26-2022	LS			11	Field Review		
									04-13-2021	EP			01	Cyclical Reinspection		
									05-24-2017	DM			11	Field Review		
									11-29-2011	JD			11	Field Review		
									04-15-2008	EP			12	Bldg Permit/Measur/New C		
									03-13-2007	EP			12	Bldg Permit/Measur/New C		
									01-29-2007	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	1090	MULTI HSES	R12		130,680 SF	2.04	1.00000	7	1.00	CPY7	2.000	WF	W65	26.52	3,465,600	
1	1090	MULTI HSES	R12		300 FF	0.00	1.00000	0	1.00		1.000			0	0	
1	1090	MULTI HSES	R12		0.100 AC	34,000.00	1.00000	0	1.00	CPY7	2.000	WF	W65	442,000	44,200	
1	1090	MULTI HSES	R12		250.000 FF	0.00	1.00000	0	1.00		1.000			0	0	
Total Card Land Units					3.10 AC	Parcel Total Land Area					3.10	Total Land Value			3,509,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	10	Excellent +			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	06	Cust Wd Panel			
Interior Wall 2	05	Drywall/Sheet			
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		3,586,768			
Year Built		1920			
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 Rcnd		3,407,400			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



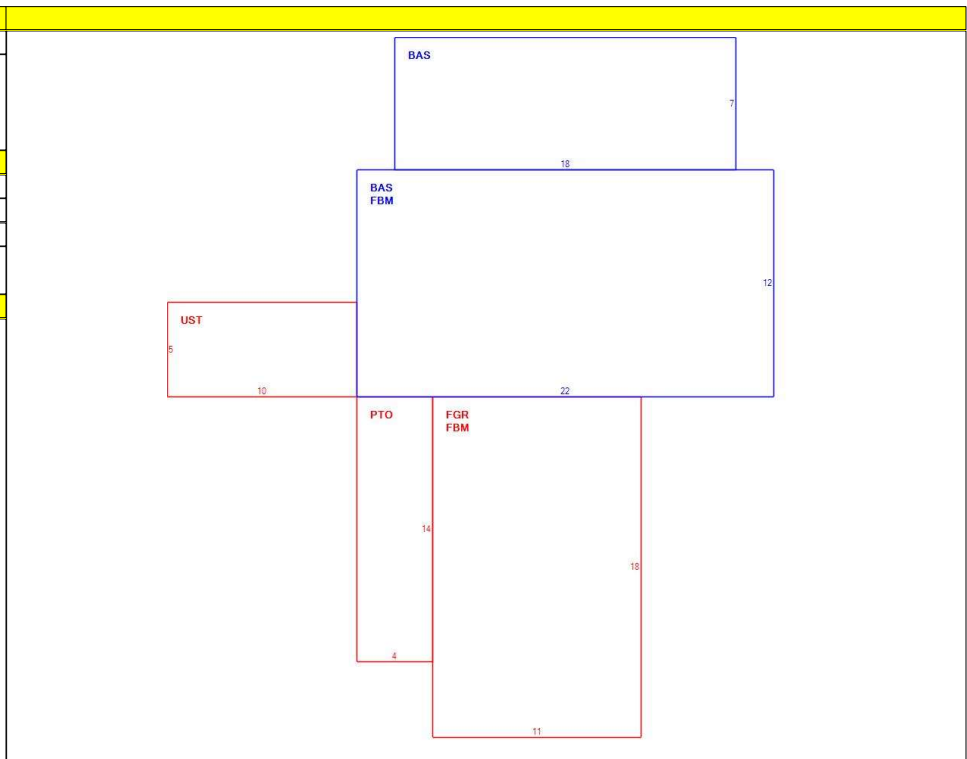
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	FPL MSNRY 2	B	1	4000.00	2011		95		0.00	3,800
FPL3	FPL MSNRY 2	B	1	4000.00	2011		95		0.00	3,800
DCK1	DOCKS-RES	L	676	95.00	1980		75		0.00	48,200
CAB3	CABIN VG/EX	L	450	75.00	2006		90		0.00	30,400
WDK	WOOD DECK	L	324	20.00	2004		100		0.00	6,500
FPL1	FPL MSNRY 1	B	1	3000.00	2011		95		0.00	2,900
SHD1	SHED FRAME	L	224	16.00	2007		100		0.00	3,600
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	1,727	1,727	1,727	987.46	1,705,343
FEP	Porch, Enclosed, Finished	0	299	209	690.23	206,379
FOP	Porch, Open, Finished	0	650	130	197.49	128,370
FUS	Upper Story, Finished	1,509	1,509	1,509	987.46	1,490,077
WDK	Deck, Wood	0	322	32	98.13	31,599
Ttl Gross Liv / Lease Area		3,236	4,507	3,607		3,561,768



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
46 CALEB LLC				9 Town Street		Description	Code	Appraised	Assessed			VISION			
48 WESTON ST SUITE 4				3 Unpaved		RESIDENTL	1090	3,858,100	3,858,100						
WALTHAM MA 02453		SUPPLEMENTAL DATA				RES LND	1090	3,509,800	3,509,800						
Alt Prcl ID		Restriction		Hist Distrct		Other Note		UC-Misc 1							
PLN#/Rec		UC-Misc 2		Assoc Pid#		Total		7,367,900	7,367,900						
Lot#															
Plan Notes															
Plan Notes															
Plan Notes															
GIS ID M_283415_792449															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
46 CALEB LLC		80 251	01-31-2020	Q	I	9,000,000	00	Year	Code	Assessed	Year	Code	Assessed		
EBERSOL DUNCAN D &		0069 0247	02-18-2010	U	I	1	1A	2023	1090	3,975,300	2022	1090	3,800,400		
EBERSOL DUNCAN D C/O JACOBSON		0052 0079	05-21-1997	Q	I	3,687,500	00		1090	3,158,900		1090	3,498,134		
CARUSO MICHAEL G & BERNARDINE		0043 0237	09-19-1991	Q	I	1,887,500	00					2021	1090	2,675,400	
ROESSNER GILBERT G		00040 0045	09-23-1988	U	I	1,500,000	1						1090	3,673,040	
						Total		7,134,200	Total	7,298,534	Total	6,348,440			
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												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
CPY6															
NOTES															
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			0 SF	0.00	1.00000	0	1.00		1.000			0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			3.10	Total Land Value			0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	1				
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					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	3				
Bath Style:	02	Average			
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				379,639	
Year Built				2006	
Effective Year Built				2012	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				10	
Functional Obsol					
External Obsol					
Trend Factor				1	
Condition					
Condition %					
Percent Good				90	
Cns Sect Rcnd				341,700	
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
ODP	OUTDOOR PL	L	1	700.00	2006		100		0.00	700
SHD1	SHED FRAME	L	224	16.00	2006		100		0.00	3,600
WDK	WOOD DECK	L	240	20.00			100		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	390	390	390	537.73	209,715	
FBM	Basement, Finished	0	462	208	242.10	111,848	
FGR	Garage	0	198	79	214.55	42,481	
PTO	Patio	0	56	6	57.61	3,226	
UST	Utility, Storage, Unfinished	0	50	23	247.36	12,368	
Ttl Gross Liv / Lease Area		390	1,156	706		379,638	



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