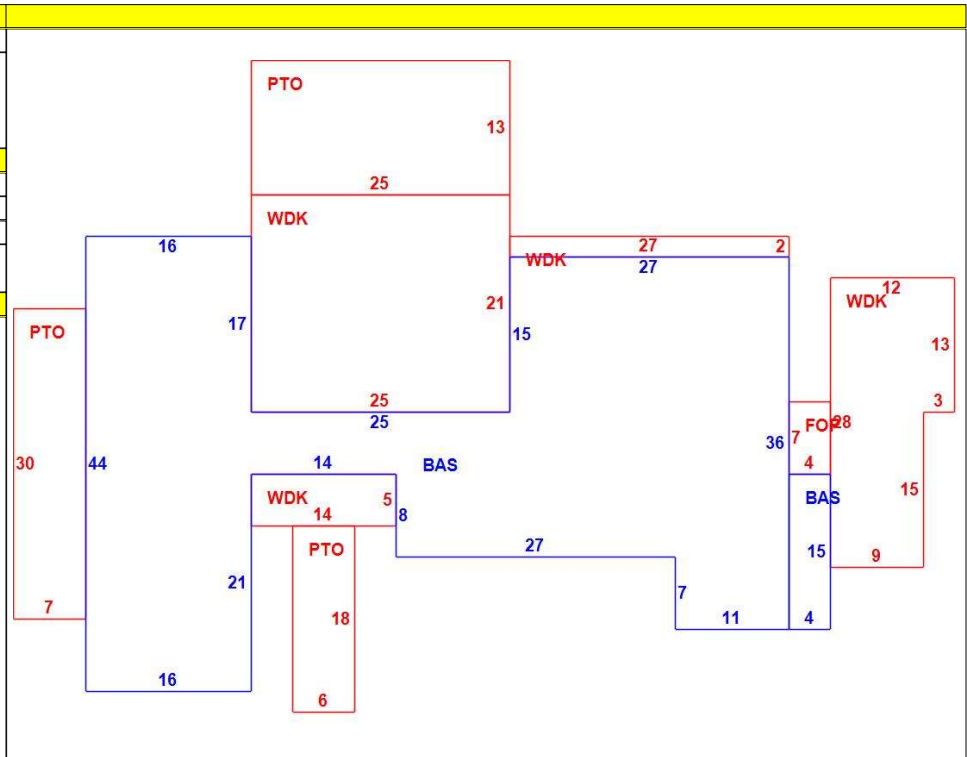


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
MCCOURT TERENCE P TRS  C/O MCCOURT 2600 PHILMONT AVE STE 302 HUNTINGDON VALLEY PA 19006				9	Town Street	Description	Code	Appraised	Assessed	1302  EDGARTOWN, MA								
				1	Paved	RESIDENTL	1090	2,247,000	2,247,000									
SUPPLEMENTAL DATA						RES LND	1090	4,171,000	4,171,000	<b>VISION</b>								
Alt Prcl ID		PLN#/Rec BK 255 PG 438 MARSHALL		Restriction Hist Distrct														
Lot#		A & PART OF B		Other Note														
Plan Notes				UC-Misc 1														
Plan Notes				UC-Misc 2														
Plan Notes																		
GIS ID		M_284126_793057		Assoc Pid#		Total				6,418,000	6,418,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCOURT TERENCE P TRS			1302 1036	12-26-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
MCCOURT DAVID			0789 0018	01-28-2000	Q	I	3,000,000	00	2023	1090	1,902,500	2022	1090	1,248,900	2021	1090	1,298,500	
PETERSON HC JR			0253 0220	06-26-1964			0			1090	3,753,900		1090	4,510,177		1090	4,510,177	
PETERSON HOWARD C JR &			0		U	V	0		Total		5,656,400	Total		5,759,077	Total		5,808,677	
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)			2,077,100					
CPY7										Appraised Xf (B) Value (Bldg)			5,400					
									Appraised Ob (B) Value (Bldg)			164,500						
									Appraised Land Value (Bldg)			4,171,000						
									Special Land Value			0						
									Total Appraised Parcel Value			6,418,000						
									Valuation Method			C						
									Total Appraised Parcel Value			6,418,000						
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		
2024-565	11-30-2023	RN	Res New Cons			0		BUILD DBR #2			05-25-2022	LS			11	Field Review		
2022-563	11-30-2023	RN	Res New Cons			0		BUILD GH			01-30-2019	EP			01	Cyclical Reinspection		
2012-133	11-09-2011	RA	Res Add/Alter					MINOR ALTERATIONS			04-17-2018	EP			11	Field Review		
2012-41	08-17-2011	RN	Res New Cons					DETACHED BDRM 400 SF			05-25-2017	DM			11	Field Review		
2012-40	08-17-2011	RN	Res New Cons					DETACHED BDRM 400 SF			05-04-2017	EP			01	Cyclical Reinspection		
150-2006	01-25-2008	CO	CO ISSUED					GAR W DETACHED BDRM			03-08-2016	EP			50	UC Status Inspection		
2006:150	12-09-2005	RA	Res Add/Alter		01-27-2006	0		GAR W/DET BDRM SWIM PO			03-03-2015	EP			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			W60		24.48	3,199,000
1	1090	MULTI HSES	R12		2.700 AC	30,000.00	1.00000	0	1.00	CPY7	2.000				W60		360,000	972,000
1	1090	MULTI HSES			275.000 FF	0.00	1.00000	0	1.00		1.000						0	0
Total Card Land Units					5.70	AC	Parcel Total Land Area					5.70	Total Land Value					4,171,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model:	01	Residential			
Grade:	06	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:					
Interior Flr 1:	12	Hardwood			
Interior Flr 2:					
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms:	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,103,184
			Year Built		1960
			Effective Year Built		2012
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		10
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		90
			Cns Sect Rcnld		992,900
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



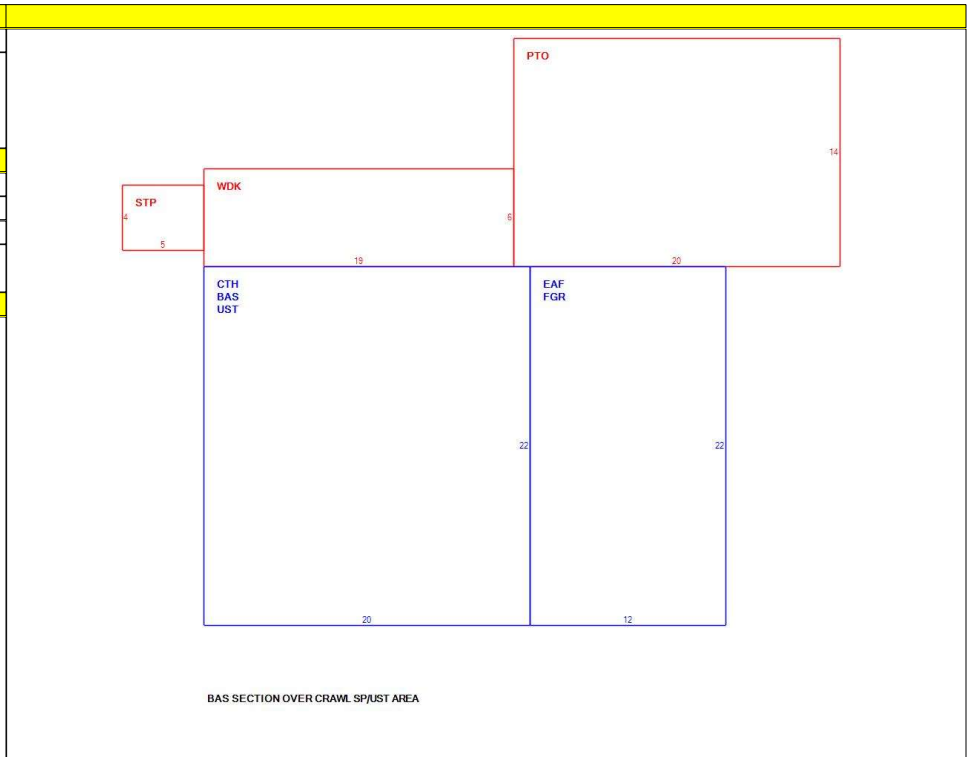
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FPL MSNRY 1	B	2	3000.00	2006		90		0.00	5,400
DCK1	DOCKS-RES	L	1,070	95.00	1990		75		0.00	76,200
WDK	WOOD DECK	L	312	20.00	2005		75		0.00	4,700
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
WDK	WOOD DECK	L	42	20.00	2011		100		0.00	800
ODS	OUTDOOR S	L	1	700.00	2011		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,862	1,862	1,862	541.06	1,007,450
FOP	Porch, Open, Finished	0	28	6	115.94	3,246
PTO	Patio	0	643	64	53.85	34,628
WDK	Deck, Wood	0	940	94	54.11	50,859
Ttl Gross Liv / Lease Area		1,862	3,473	2,026		1,096,183



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
MCCOURT TERENCE P TRS  C/O MCCOURT 2600 PHILMONT AVE STE 302 HUNTINGDON VALLEY PA 19006				9 Town Street 1 Paved		Description	Code	Appraised	Assessed			<b>VISION</b>				
						RESIDENTL RES LND	1090 1090	2,247,000 4,171,000	2,247,000 4,171,000							
SUPPLEMENTAL DATA																
Alt Prcl ID		PLN#/Rec		BK 255 PG 438 MARSHALL		Restriction										
Lot#		A & PART OF B				Hist Distrct										
Plan Notes						Other Note										
Plan Notes						UC-Misc 1										
Plan Notes						UC-Misc 2										
GIS ID		M_284126_793057				Assoc Pid#										
						Total		6,418,000	6,418,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCOURT TERENCE P TRS			1302 1036	12-26-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
MCCOURT DAVID			0789 0018	01-28-2000	Q	I	3,000,000	00	2023	1090	1,902,500	2022	1090	1,248,900		
PETERSON HC JR			0253 0220	06-26-1964			0			1090	3,753,900	2021	1090	4,510,177		
PETERSON HOWARD C JR &			0		U	V	0		Total		5,656,400	Total		5,759,077		
Total		0.00								Total		Total		5,808,677		
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							<b>APPRAISED VALUE SUMMARY</b>						
									Appraised Bldg. Value (Card) 2,077,100							
									Appraised Xf (B) Value (Bldg) 5,400							
									Appraised Ob (B) Value (Bldg) 164,500							
									Appraised Land Value (Bldg) 4,171,000							
									Special Land Value 0							
									Total Appraised Parcel Value 6,418,000							
									Valuation Method C							
									Total Appraised Parcel Value 6,418,000							
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	
2	1090	MULTI HSES	R12		0 SF	34.27	1.00000	7	1.00	CPY7	2.000			68.54	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					5.70	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	06	Good			
Stories:	1	1 Story			
Occupancy			<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure:	03	Gable/Hip	Ownr		0.0
Roof Cover	10	Wood Shingle	Adjust Type	Code	Description
Interior Wall 1	03	Plastered	Condo Flr		
Interior Wall 2	06	Cust Wd Panel	Condo Unit		
Interior Flr 1	04	Concr Abv Grad	<b>COST / MARKET VALUATION</b>		
Interior Flr 2	12	Hardwood	Building Value New		489,344
Heat Fuel	03	Gas	Year Built		2006
Heat Type:	04	Forced Air-Duc	Effective Year Built		2012
AC Type:	02	Heat Pump	Depreciation Code		A
Total Bedrooms	01	1 Bedroom	Remodel Rating		
Total Bthrms:	1		Year Remodeled		
Total Half Baths	0		Depreciation %		10
Total Xtra Fixtrs			Functional Obsol		0
Total Rooms:	2		External Obsol		0
Bath Style:	02	Average	Trend Factor		1
Kitchen Style:	02	Modern	Condition		
			Condition %		
			Percent Good		90
			Cns Sect Rcnld		440,400
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



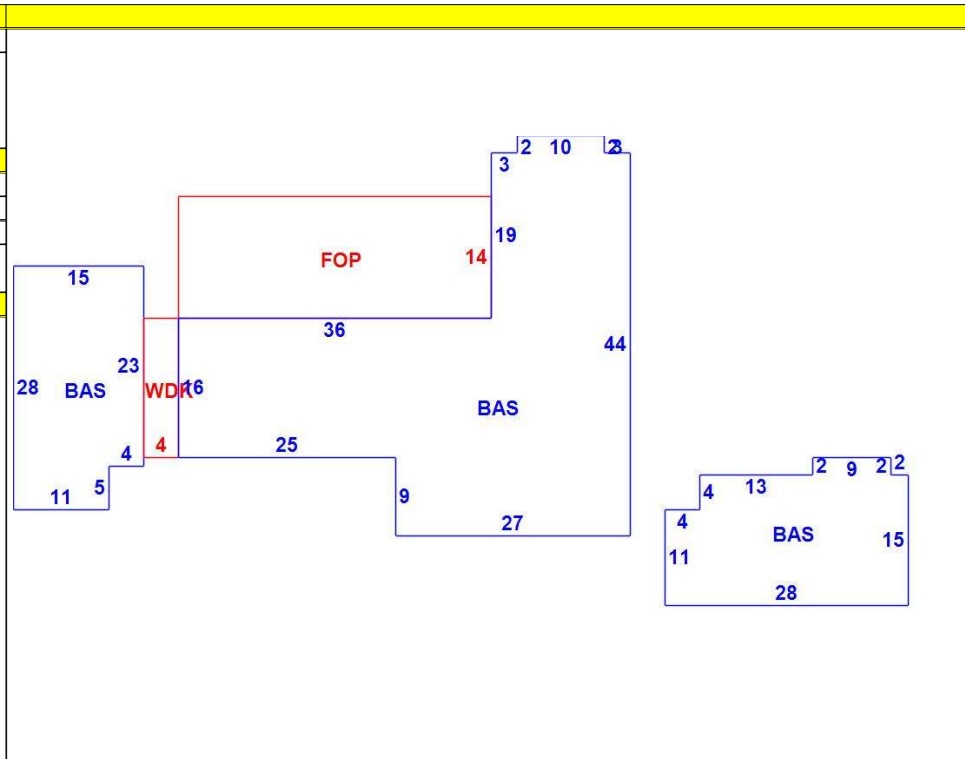
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL3	INGR GUNITE	L	480	100.00	2006		100		0.00	48,000
WDK	WOOD DECK	L	1,080	20.00	2006		100		0.00	21,600
WDK	WOOD DECK	L	445	20.00	2006		100		0.00	8,900
ODP	OUTDOOR PL	L	1	700.00	2007		100		0.00	700
PAT2	PATIO-GOOD	L	320	7.00	2007		100		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	440	440	440	544.32	239,501
CTH	Cath Cing	0	440	22	27.22	11,975
EAF	Attic, Expansion, Finished	92	264	92	189.69	50,077
FGR	Garage	0	264	106	218.55	57,698
PTO	Patio	0	280	28	54.43	15,241
STP	Stoop	0	20	2	54.43	1,089
UST	Utility, Storage, Unfinished	0	440	198	244.94	107,775
WDK	Deck, Wood	0	114	11	52.52	5,988
Ttl Gross Liv / Lease Area		532	2,262	899		489,344



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
MCCOURT TERENCE P TRS  C/O MCCOURT 2600 PHILMONT AVE STE 302 HUNTINGDON VALLEY PA 19006				9 Town Street 1 Paved		Description	Code	Appraised	Assessed			<b>VISION</b>				
						RESIDENTL RES LND	1090 1090	2,247,000 4,171,000	2,247,000 4,171,000							
SUPPLEMENTAL DATA																
Alt Prcl ID		PLN#/Rec		BK 255 PG 438 MARSHALL A & PART OF B		Restriction										
Lot#		Plan Notes		Plan Notes		Hist Distrct										
Plan Notes		Plan Notes		Plan Notes		Other Note										
GIS ID		M_284126_793057		Assoc Pid#												
						Total		6,418,000	6,418,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCOURT TERENCE P TRS			1302 1036	12-26-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
MCCOURT DAVID			0789 0018	01-28-2000	Q	I	3,000,000	00	2023	1090	1,902,500	2022	1090	1,248,900		
PETERSON HC JR			0253 0220	06-26-1964			0			1090	3,753,900	2021	1090	4,510,177		
PETERSON HOWARD C JR &			0		U	V	0		Total		5,656,400	Total		5,759,077		
Total		0.00								Total		Total		5,808,677		
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										
CPY7																
NOTES						Appraised Bldg. Value (Card) 2,077,100										
THREE BUILDINGS, ON GALV.PILINGS/ STILTS						Appraised Xf (B) Value (Bldg) 5,400										
						Appraised Ob (B) Value (Bldg) 164,500										
						Appraised Land Value (Bldg) 4,171,000										
						Special Land Value 0										
						Total Appraised Parcel Value 6,418,000										
						Valuation Method C										
						Total Appraised Parcel Value 6,418,000										
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		
									01-15-2020	EP			01	Cyclical Reinspection		
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	
3	1090	MULTI HSES			SF	0.00	1.00000		1.00		1.000			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					5.70	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
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	04	Plywood Panel			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	03	Hot Air-no Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,073,076
			Year Built		2014
			Effective Year Built		2019
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		3
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		UC
			Condition %		60
			Percent Good		60
			Cns Sect Rcnd		643,800
			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,221	2,221	2,221	454.50	1,009,445
FOP	Porch, Open, Finished	0	504	101	91.08	45,905
WDK	Deck, Wood	0	64	6	42.61	2,727
Ttl Gross Liv / Lease Area		2,221	2,789	2,328		1,058,077

