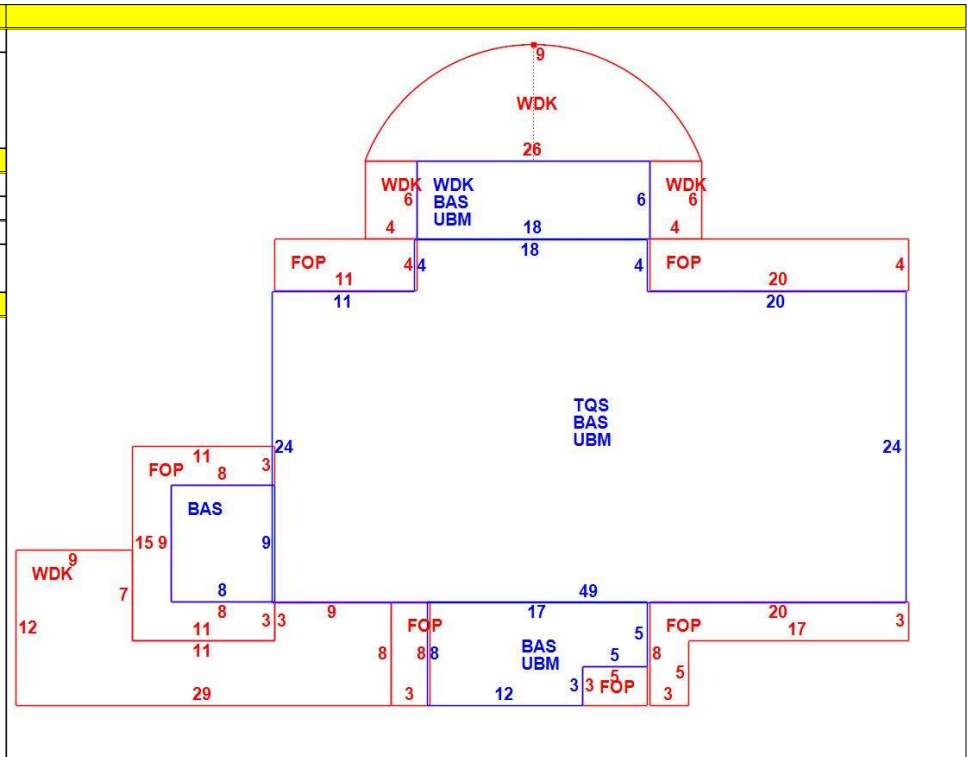


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
SCHUSTER ROLLIN SCHUSTER AMY 210 OLD FARMS RD						Description	Code	Appraised	Assessed						
SIMSBURY CT 06070		SUPPLEMENTAL DATA				RESIDENTL	1013	236,200	236,200	VISION					
		Alt Prcl ID	PLN#/Rec	CF 316 PINNEY	Restriction	RES LND	1013	4,245,500	4,245,500						
		Lot#	A1	Hist Distrct	Other Note	Total		4,481,700	4,481,700						
		Plan Notes		UC-Misc 1											
		Plan Notes		UC-Misc 2											
		Plan Notes													
		GIS ID	M_284897_793233	Assoc Pid#											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SCHUSTER ROLLIN		1632 1071	08-03-2022	U	I	4,000,000	1	Year	Code	Assessed	Year	Code	Assessed		
PETERSON ERIC TRS & LUNT JAMES H		1196 0200	11-12-2009	Q	I	3,189,000	00	2023	1010	1,273,000	2022	1010	942,000		
LUNT JAMES H & LUNT JAMES H		0841 0826	07-12-2001	U	I	1	1A		1010	4,143,800		1010	3,445,939		
		0841 0821	07-12-2001	U	I	250,000	1F				2021	1010	942,000		
		00412 0352	03-16-1984	Q	V	250,000	00						2,635,130		
		Total						Total		5,416,800	Total		4,387,939	Total	3,577,130
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							APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)			204,600				
CPY5								Appraised Xf (B) Value (Bldg)			2,600				
								Appraised Ob (B) Value (Bldg)			29,000				
								Appraised Land Value (Bldg)			4,245,500				
								Special Land Value			0				
								Total Appraised Parcel Value			4,481,700				
								Valuation Method			C				
								Total Appraised Parcel Value			4,481,700				
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	
2024-308	11-30-2023	RN	Res New Cons			0		DEMO/BUILD SFR	05-25-2022	LS			11	Field Review	
									05-18-2017	DM			11	Field Review	
									12-28-2012	EP			01	Cyclical Reinspection	
									12-12-2012	EP			01	Cyclical Reinspection	
									08-02-2012	EP			11	Field Review	
									12-01-2011	RK			11	Field Review	
									04-05-2004	JB			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
1	1013	SFR WATER M-	R12		130,680	SF 2.04	1.00000	6	1.00	CPY5	2.000	WF	W60	24.48	3,199,000
1	1013	SFR WATER M-	R12		200	FF 0.00	1.00000	0	1.00	CPY5	2.000			0	0
1	1013	SFR WATER M-	R12		2.850	AC 34,000.00	1.00000	0	0.90	CPY5	2.000	TOPO/WET	W60	367.200	1,046,500
Total Card Land Units					5.85	AC	Parcel Total Land Area			5.85	Total Land Value			4,245,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model:	01	Residential			
Grade:	04	Above Ave			
Stories:	2				
Occupancy:	1				
Exterior Wall 1:	14	Wood Shingle			
Exterior Wall 2:	08	Wood on Sheath			
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asph/F Gls/Cmp			
Interior Wall 1:	05	Drywall/Sheet			
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:	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	8				
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			314,747		
Year Built			1984		
Effective Year Built			1987		
Depreciation Code			VP		
Remodel Rating					
Year Remodeled					
Depreciation %			35		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			65		
Cns Sect Rcnld			204,600		
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
FPL3	FPL MSNRY 2	B	1	4000.00	2001		65		0.00	2,600
FGR5	W/LOFT GOO	L	784	40.00	1982		50		0.00	15,700
DCK1	DOCKS-RES	L	744	95.00	2006		10		0.00	7,100
CAB1	CABIN-MINIM	L	168	35.00	1970		30		0.00	1,800
FOP	SCREEN HOU	L	112	12.00	1970		60		0.00	800
SHD1	SHED FRAME	L	156	16.00	1970		80		0.00	2,000
WDK	WOOD DECK	L	116	20.00	1970		70		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,549	1,549	1,549	102.77	159,195
FOP	Porch, Open, Finished	0	331	66	20.49	6,783
TQS	Three Quarter Story	936	1,248	936	77.08	96,196
UBM	Basement, Unfinished	0	1,477	295	20.53	30,318
WDK	Deck, Wood	0	561	56	10.26	5,755
Ttl Gross Liv / Lease Area		2,485	5,166	2,902		298,247

