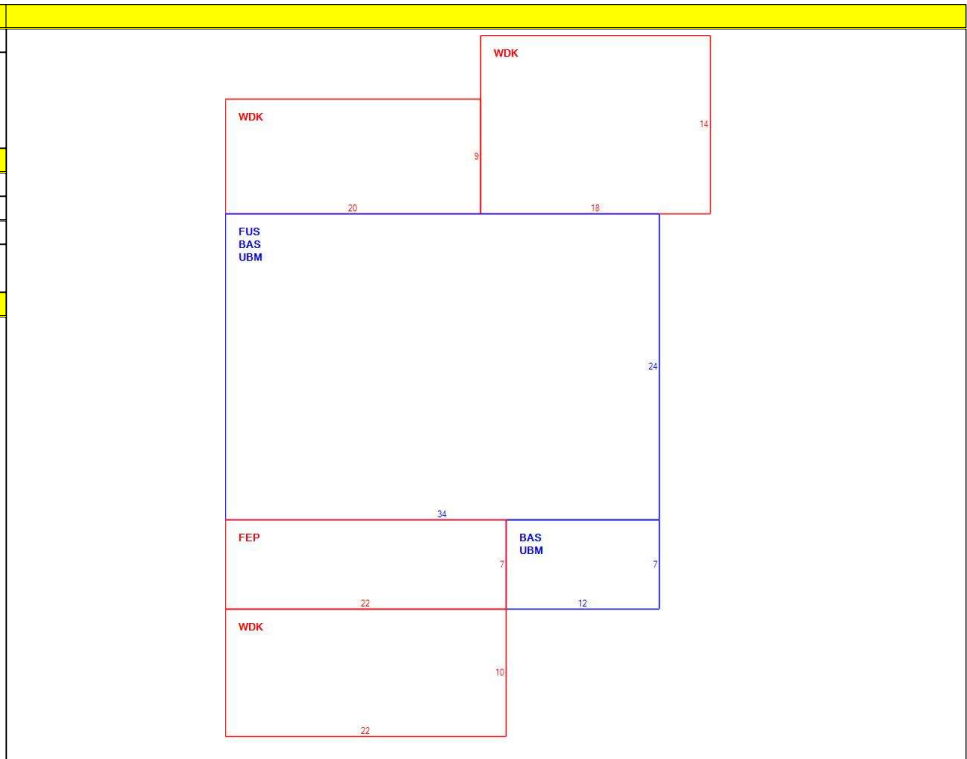


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | | | | | | | | |
|---|--------------------------|-------------|-------------------------------|---|--|------------------------|------------------|---|----------------------|--|--|-------------------------------|--|--|--|------------|----------------------|-------------------------------|
| AGARICUS LLC 2501 KINGSTOWN RD KINGSTON RI 02881 Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_286441_791440 | | | | | | Description | | Code | Appraised | Assessed | | | 1302 EDGARTOWN, MA <h1 style="text-align: center;">VISION</h1> | | | | | |
| | | | | | | RESIDENTL | | 1090 | 591,200 | 591,200 | | | | | | | | |
| | | | | | | RES LND | | 1090 | 281,500 | 281,500 | | | | | | | | |
| | | | | | | RESIDENTL | | 1091 | 464,600 | 464,600 | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | Restriction | | | | | | | | | | | | |
| | | | | | | Hist District | | | | | | | | | | | | |
| | | | | | | Other Note | | | | | | | | | | | | |
| | | | | | | UC-Misc 1 | | | | | | | | | | | | |
| | | | | | | UC-Misc 2 | | | | | | | | | | | | |
| | | | | | | Assoc Pid# | | | | | | | | | | | | |
| | | | | | | Total | | 1,337,300 | 1,337,300 | | | | | | | | | |
| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| AGARICUS LLC | | | | 1644 0291 | 12-19-2022 | Q | I | 1,600,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| GEARY DANIEL J & VERSIE A & GEARY DANIEL J & VERSIE A & WELLES ARNOLD & DANA O GRIGGS POLLY S & KEVIN | | | | 1349 0849 0676 0504 0582 0028 00428 0100 | 05-28-2014 05-09-1996 06-12-1992 04-30-1985 | U Q Q Q | I I I I | 1 222,500 206,500 129,000 | 1A 00 00 00 | 2023 | 1090 1090 1091 | 601,800 268,100 368,000 | 2022 | 1090 1090 1091 | 474,900 294,600 238,300 | 2021 | 1090 1090 1091 | 474,900 348,200 262,800 |
| | | | | | | Total | | 1,237,900 | | Total | | 1,007,800 | Total | | 1,085,900 | | | |
| 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) | | | | 1,025,700 | | | | |
| CPY4 | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 600 | | | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 29,500 | | | | |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | | 281,500 | | | | |
| | | | | | | | | | | Special Land Value | | | | 0 | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 1,337,300 | | | | |
| | | | | | | | | | | Valuation Method | | | | C | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 1,337,300 | | | | |
| 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 | | | |
| 2006:248 001 | 03-27-2006 07-04-1999 | RN NC | Res New Cons New Construct | | 01-05-2000 | 40 | | GARAGE | | 11-02-2022 05-25-2022 05-22-2017 11-15-2011 04-18-2007 01-27-2007 10-17-2003 | EH LS DM JD EP EP JD | | 6 | 01 11 11 11 12 50 07 | Cyclical Reinspection Field Review Field Review Field Review Bldg Permit/Measur/New C UC Status Inspection Int Info reviewed by phone/ | | | |
| 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 | 3 | 1.00 | CPY4 | 1.050 | | | | 2.14 | 279,900 | | |
| 1 | 1090 | MULTI HSES | R12 | | 0.050 AC | 30,000.00 | 1.00000 | 0 | 1.00 | CPY4 | 1.050 | | | | 31,500 | 1,600 | | |
| Total Card Land Units | | | | | 3.05 AC | Parcel Total Land Area | | | | | 3.05 | | | Total Land Value | | 281,500 | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------------|------|----------------|---------------------------------|---------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 03 | Colonial | | | |
| Model | 01 | Residential | | | |
| Grade: | 05 | Average +20 | | | |
| Stories: | 2 | 2 Stories | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 09 | Logs | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure: | 07 | Gambrel | | | |
| Roof Cover | 03 | Asph/F Gls/Cmp | | | |
| Interior Wall 1 | 06 | Cust Wd Panel | | | |
| Interior Wall 2 | 05 | Drywall/Sheet | | | |
| Interior Flr 1 | 09 | Pine/Soft Wood | | | |
| Interior Flr 2 | | | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type: | 05 | Hot Water | | | |
| AC Type: | 01 | None | | | |
| Total Bedrooms | 03 | 3 Bedrooms | | | |
| Total Bthrms: | 1 | | | | |
| Total Half Baths | 1 | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | 7 | | | | |
| Bath Style: | 02 | Average | | | |
| Kitchen Style: | 02 | Modern | | | |
| CONDO DATA | | | | | |
| Parcel Id | | C | | Ownr | 0.0 |
| | | | | B | S |
| Adjust Type | Code | Description | Factor% | | |
| Condo Flr | | | | | |
| Condo Unit | | | | | |
| COST / MARKET VALUATION | | | | | |
| Building Value New | | | | 660,942 | |
| Year Built | | | | 1979 | |
| Effective Year Built | | | | 2007 | |
| Depreciation Code | | | | G | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | | | 15 | |
| Functional Obsol | | | | 0 | |
| External Obsol | | | | 0 | |
| Trend Factor | | | | 1 | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | | | 85 | |
| Cns Sect Rcnd | | | | 561,800 | |
| Dep % Ovr | | | | | |
| Dep Ovr Comment | | | | | |
| Misc Imp Ovr | | | | | |
| Misc Imp Ovr Comment | | | | | |
| Cost to Cure Ovr | | | | | |
| Cost to Cure Ovr Comment | | | | | |



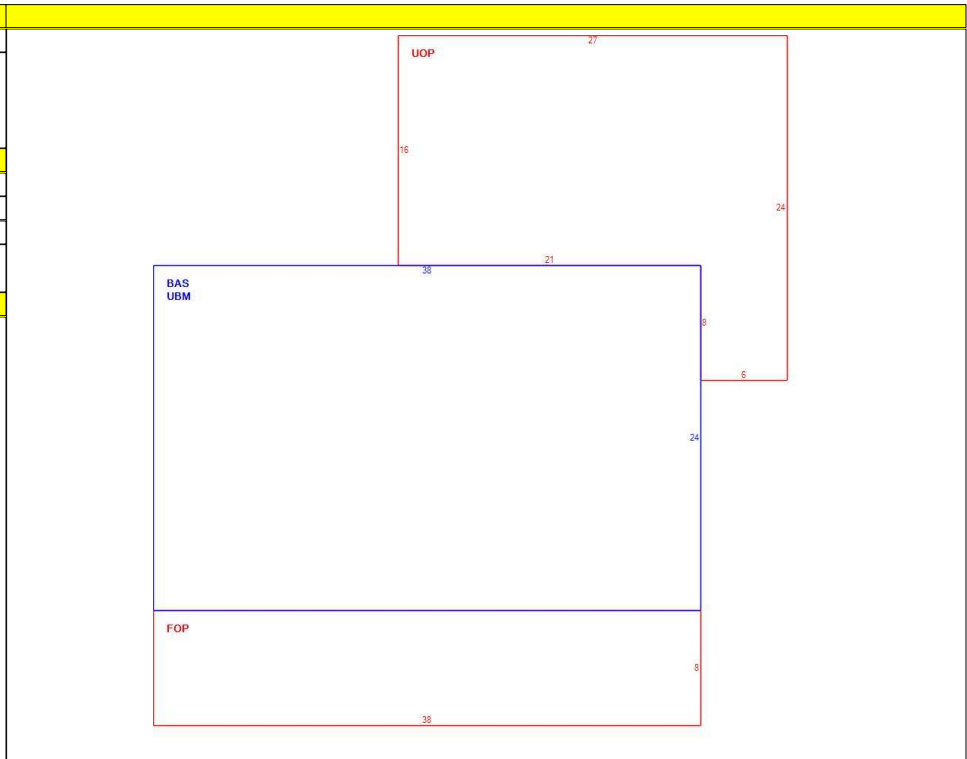
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | | | | | | | |
|--|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
| FLU2 | BRICK | B | 1 | 700.00 | 2006 | | 85 | | 0.00 | 600 |
| SHD1 | SHED FRAME | L | 96 | 16.00 | 2004 | | 50 | | 0.00 | 800 |
| SHD1 | SHED FRAME | L | 18 | 16.00 | 2004 | | 100 | | 0.00 | 300 |
| SHD1 | SHED FRAME | L | 48 | 16.00 | 2004 | | 100 | | 0.00 | 800 |
| FGR5 | W/LOFT GOO | L | 672 | 40.00 | 2006 | | 100 | | 0.00 | 26,900 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 900 | 900 | 900 | 318.00 | 286,200 |
| FEP | Porch, Enclosed, Finished | 0 | 154 | 108 | 223.01 | 34,344 |
| FUS | Upper Story, Finished | 816 | 816 | 816 | 318.00 | 259,488 |
| UBM | Basement, Unfinished | 0 | 900 | 180 | 63.60 | 57,240 |
| WDK | Deck, Wood | 0 | 652 | 65 | 31.70 | 20,670 |
| Ttl Gross Liv / Lease Area | | 1,716 | 3,422 | 2,069 | | 657,942 |



| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 1302 EDGARTOWN, MA VISION | | | | | | | |
|---|------------|---|--|------------------|------------------|------------------------------------|---|--------------------------------|----------------------|--|------------------|----------------------|-------------------------------|---------------------|----------------------|-------------------------------|------------|
| AGARICUS LLC 2501 KINGSTOWN RD KINGSTON RI 02881 | | | | | | Description | Code | Appraised | Assessed | | | | | | | | |
| | | SUPPLEMENTAL DATA | | | | RESIDENTL | 1090 | 591,200 | 591,200 | | | | | | | | |
| | | | | | | RES LND | 1090 | 281,500 | 281,500 | | | | | | | | |
| | | Alt Prcl ID | Restriction | | | | RESIDENTL | 1091 | 464,600 | 464,600 | | | | | | | |
| | | PLN#/Rec | Hist Distrct | | | | Total | | 1,337,300 | 1,337,300 | | | | | | | |
| | | Lot# | Other Note | | | | | | | | | | | | | | |
| | | Plan Notes | UC-Misc 1 | | | | | | | | | | | | | | |
| | | Plan Notes | UC-Misc 2 | | | | | | | | | | | | | | |
| | | Plan Notes | | | | | | | | | | | | | | | |
| | | GIS ID | M_286441_791440 | | Assoc Pid# | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| AGARICUS LLC | | 1644 0291 | 12-19-2022 | Q | I | 1,600,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| GEARY DANIEL J & VERSIE A & GEARY DANIEL J & VERSIE A & WELLES ARNOLD & DANA O GRIGGS POLLY S & KEVIN | | 1349 0849 0676 0504 0582 0028 00428 0100 | 05-28-2014 05-09-1996 06-12-1992 04-30-1985 | U Q Q Q | I I I I | 1 222,500 206,500 129,000 | 1A 00 00 00 | 2023 | 1090 1090 1091 | 601,800 268,100 368,000 | 2022 | 1090 1090 1091 | 474,900 294,600 238,300 | 2021 | 1090 1090 1091 | 474,900 348,200 262,800 | |
| | | Total | | | | | | Total | | 1,237,900 | Total | | 1,007,800 | Total | | 1,085,900 | |
| 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) | | | | | | 1,025,700 | |
| CPY4 | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | | | 600 | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | | | 29,500 | |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | | | | 281,500 | |
| | | | | | | | | | | Special Land Value | | | | | | 0 | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | | 1,337,300 | |
| | | | | | | | | | | Valuation Method | | | | | | C | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | | 1,337,300 | |
| 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 | 1091 | MULTI HSES | R12 | | 0 SF | 33.58 | 1.00000 | 3 | 1.00 | CPY4 | 1.050 | | | | | 35.26 | 0 |
| Total Card Land Units | | | | | 0.00 | AC | Parcel Total Land Area | | | 3.05 | 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 | 09 | Logs | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure: | 03 | Gable/Hip | | | |
| Roof Cover | 03 | Asph/F Gls/Cmp | | | |
| Interior Wall 1 | 05 | Drywall/Sheet | | | |
| Interior Wall 2 | 06 | Cust Wd Panel | | | |
| Interior Flr 1 | 02 | Minimum/Plywd | | | |
| Interior Flr 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type: | 08 | Radiant | | | |
| AC Type: | 01 | None | | | |
| Total Bedrooms | 02 | 2 Bedrooms | | | |
| Total Bthrms: | 2 | | | | |
| Total Half Baths | 0 | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | 4 | 4 Rooms | | | |
| 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 | | 488,306 | | | |
| Year Built | | 1999 | | | |
| Effective Year Built | | 2017 | | | |
| Depreciation Code | | G | | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | 5 | | | |
| Functional Obsol | | 0 | | | |
| External Obsol | | 0 | | | |
| Trend Factor | | 1 | | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | 95 | | | |
| Cns Sect Rcnd | | 463,900 | | | |
| 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 |
| 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 | 912 | 912 | 912 | 401.34 | 366,018 |
| FOP | Porch, Open, Finished | 0 | 304 | 61 | 80.53 | 24,481 |
| UBM | Basement, Unfinished | 0 | 912 | 182 | 80.09 | 73,043 |
| UOP | Porch, Open, Unfinished | 0 | 480 | 48 | 40.13 | 19,264 |
| Ttl Gross Liv / Lease Area | | 912 | 2,608 | 1,203 | | 482,806 |

