

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HUNT RYAN C & KARA								Description	Code	Appraised	Assessed	1302	
71 GOULDING ST WEST								RESIDENTL	1010	1,708,900	1,708,900		
SHERBORN MA 01770				SUPPLEMENTAL DATA				RES LND	1010	799,800	799,800	EDGARTOWN, MA	
Alt Prcl ID				Restriction								VISION	
PLN#/Rec LT 14 LC 13041F				Hist Distrct									
Lot#				Other Note									
Plan Notes				UC-Misc 1									
Plan Notes				UC-Misc 2									
GIS ID M_284069_791715				Assoc Pid#				Total				2,508,700	2,508,700

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HUNT RYAN C & KARA				0078	0015	05-31-2017	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SEABURY SARAH ELIZABETH & EDWIN S				016P	0011	05-10-2016	U	I	1	1A	2023	1010	1,573,300	2022	1010	934,300	2021	1010	925,700
SEABURY FRANCES N				00035	0101	12-20-1985	Q	V	125,000	00		1010	759,800		1010	679,797		1010	519,845
JACOBS TRAVIS B TRS				00028	0289	07-20-1981	U	V	1	1A									
JACOBS LORETTA BEAL				00010	0247	06-01-1954			0										
Total										2,333,100	Total		1,614,097	Total		1,445,545			

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CPY5				

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			

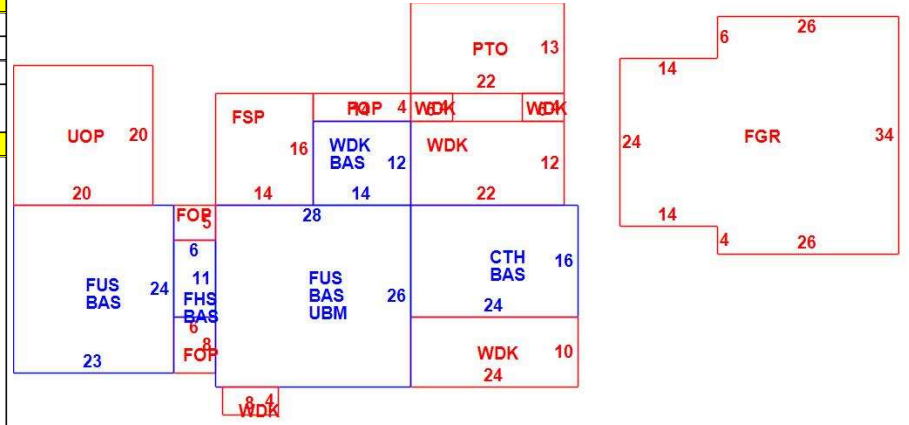
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,656,900		
Appraised Xf (B) Value (Bldg)	1,900		
Appraised Ob (B) Value (Bldg)	50,100		
Appraised Land Value (Bldg)	799,800		
Special Land Value	0		
Total Appraised Parcel Value	2,508,700		
Valuation Method	C		
Total Appraised Parcel Value	2,508,700		

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
2022-923	07-28-2022	SOLR	Solar Panels			0			06-28-2022	EH			01	Cyclical Reinspection
2002-776	06-13-2022	RN	Res New Cons	200,000		0		BUILD FGR	05-25-2022	LS			11	Field Review
2022-613	04-06-2022	RN	Res New Cons			0		FOUNDATION FOR FGR	06-02-2020	EP			01	Cyclical Reinspection
2021-802	04-29-2021	RA	Res Add/Alter	250,000				ADD TO EXISTING SFR	05-23-2017	DM			11	Field Review
537-2019	04-08-2021	CO	CO ISSUED			100			10-24-2016	EP			01	Cyclical Reinspection
2021-590	02-23-2021	RA	Res Add/Alter	25,000				DEMO GARAGE/NEW FOUN	11-10-2011	DM			11	Field Review
2019-537	03-12-2019	RN	Res New Cons	100,000				DBR 384 SQ FT W/ FULL BAT	04-02-2004	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	1010	SINGL FAM M-0	R12		130,680	SF	2.04	1.00000	5	1.00	CPY5	2.000	VIEW	V15	6.12	799,800
Total Card Land Units					3.00	AC	Parcel Total Land Area					3.00	Total Land Value			799,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	06	Good			
Stories:	2	2 Stories			
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	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:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	8				
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	1,419,733		
Year Built	1987		
Effective Year Built	2019		
Depreciation Code	R		
Remodel Rating			
Year Remodeled	2018		
Depreciation %	3		
Functional Obsol	0		
External Obsol	0		
Trend Factor	1		
Condition	UC		
Condition %	97		
Percent Good	97		
Cns Sect Rcnd	1,377,100		
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			100		0.00	700
FPL	MTL-WD C/PI	B	1	2000.00	2001		97		0.00	1,900
SPL3	INGR GUNITE	L	435	100.00	2018		100		0.00	43,500
PAT2	PATIO-GOOD	L	272	7.00			100		0.00	1,900
SPA1	SPA INGR W	L	1	4000.00	2018		100		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,898	1,898	1,898	343.62	652,183	
CTH	Cath Cing	0	384	19	17.00	6,529	
FGR	Garage	0	1,220	488	137.45	167,685	
FHS	Half Story, Finished	33	66	33	171.81	11,339	
FOP	Porch, Open, Finished	0	134	27	69.24	9,278	
FSP	Porch, Screen, Finished	0	224	56	85.90	19,242	
FUS	Upper Story, Finished	1,280	1,280	1,280	343.62	439,828	
PTO	Patio	0	286	29	34.84	9,965	
UBM	Basement, Unfinished	0	728	146	68.91	50,168	
UOP	Porch Open Unfinished	0	400	40	34.36	13,745	
Ttl Gross Liv / Lease Area		3,211	7,372	4,091		1,405,733	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
HUNT RYAN C & KARA 71 GOULDING ST WEST SHERBORN MA 01770						Description	Code	Appraised	Assessed							
						RESIDENTL RES LND	1010 1010	1,708,900 799,800	1,708,900 799,800							
SUPPLEMENTAL DATA																
Alt Prcl ID PLN#/Rec LT 14 LC 13041F Lot# Plan Notes Plan Notes Plan Notes GIS ID M_284069_791715		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#				Total 2,508,700 2,508,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed			
								2023	1010 1010	1,573,300 759,800	2022	1010 1010	934,300 679,797	2021	1010 1010	925,700 519,845
								Total		2,333,100	Total		1,614,097	Total		1,445,545
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														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch										
CPY5																
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	
Total Card Land Units					AC	Parcel Total Land Area					Total Land Value					

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HUNT RYAN C & KARA						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
71 GOULDING ST WEST						RESIDENTL	1010	1,708,900	1,708,900	
SHERBORN MA 01770		SUPPLEMENTAL DATA				RES LND	1010	799,800	799,800	VISION
Alt Prcl ID		Restriction		Hist Distrct		Other Note				
PLN#/Rec LT 14 LC 13041F		UC-Misc 1		UC-Misc 2						
Lot#		Assoc Pid#								
Plan Notes										
Plan Notes										
Plan Notes										
GIS ID M_284069_791715										
						Total		2,508,700	2,508,700	

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HUNT RYAN C & KARA	0078	0015	05-31-2017	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SEABURY SARAH ELIZABETH & EDWIN S	016P	0011	05-10-2016	U	I	1	1A	2023	1010	1,573,300	2022	1010	934,300	2021	1010	925,700
SEABURY FRANCES N	00035	0101	12-20-1985	Q	V	125,000	00		1010	759,800		1010	679,797		1010	519,845
JACOBS TRAVIS B TRS	00028	0289	07-20-1981	U	V	1	1A									
JACOBS LORETTA BEAL	00010	0247	06-01-1954			0										
								Total	2,333,100		Total	1,614,097		Total	1,445,545	

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										

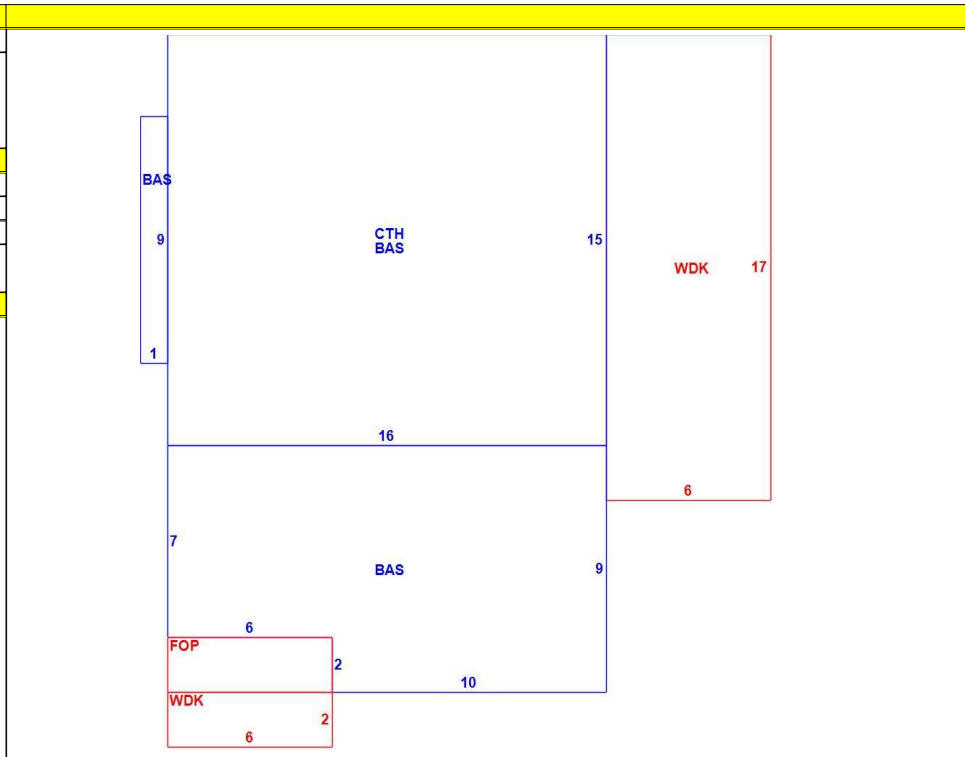
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
CPY5					Appraised Bldg. Value (Card)				1,656,900		
					Appraised Xf (B) Value (Bldg)				1,900		
					Appraised Ob (B) Value (Bldg)				50,100		
					Appraised Land Value (Bldg)				799,800		
					Special Land Value				0		
					Total Appraised Parcel Value				2,508,700		
					Valuation Method				C		
					Total Appraised Parcel Value				2,508,700		

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

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	1010	SINGL FAM M-0			SF		0.00000		1.00		1.000				0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					3.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	03	Average			
Stories:	1				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	12	Cedar or Redwd			
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:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:					

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New			279,836
Year Built			2019
Effective Year Built			2022
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			0
Functional Obsol			
External Obsol			
Trend Factor			1
Condition			
Condition %			
Percent Good			100
Cns Sect Rcnld			279,800
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	381	381	381	689.25	262,604	
CTH	Cath Cing	0	240	12	34.46	8,271	
FOP	Porch, Open, Finished	0	12	2	114.88	1,379	
WDK	Deck, Wood	0	114	11	66.51	7,582	
Ttl Gross Liv / Lease Area		381	747	406		279,836	