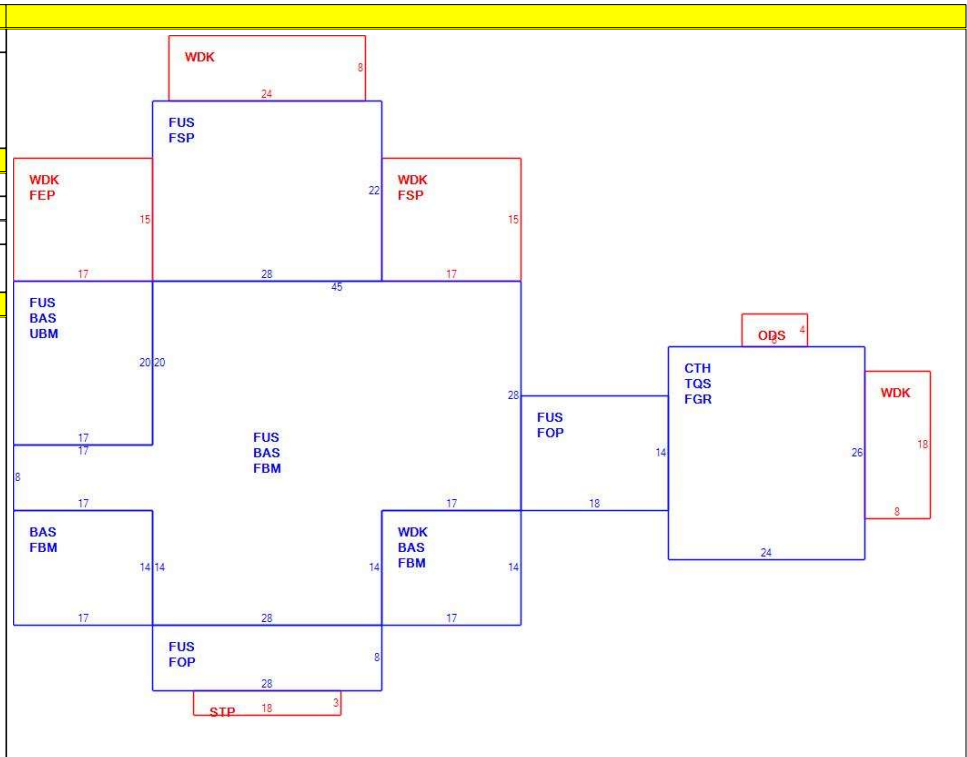


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
REYNOLDS JAMES F--TRS OLD POCHA RD NOMINEE TRUST C/O CAPELL RUDOLPH BUS MGMT 1880 CENTUY PARK EAST STE1600 LOS ANGELES CA 90067						Description	Code	Appraised	Assessed						
						RESIDENTL	1013	8,729,900	8,729,900	VISION					
						RES LND	1013	5,580,000	5,580,000						
SUPPLEMENTAL DATA															
Alt Prcl ID		Restriction		Hist Distrct											
PLN#/Rec		PB 16 PG 196 1/19/2012		Other Note											
Lot#		F (SURVEY)		UC-Misc 1											
Plan Notes		CF 446 MANLEY		UC-Misc 2											
Plan Notes		F													
Plan Notes															
GIS ID		M_284471_791009		Assoc Pid#											
						Total		14,309,900	14,309,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
REYNOLDS JAMES F--TRS		1267 0966	01-19-2012	Q	I	3,125,000	00	Year	Code	Assessed	Year	Code	Assessed		
BLASER BRADFORD H & MANLEY FRANCES H TRS & MANLEY FRANCES H TRS & MANLEY FRANCES H TRS & MANLEY FRANCES & BLASER B H		1013 1095 1013 1093 0724 0607 0584 0518	09-02-2004 09-02-2004 03-24-1998 07-14-1992	U U U U	I I I I	1 1 1 1	1A 1A 1A 1	2023	1013 1013	8,988,800 5,301,100	2022	1013 1013	6,951,100 4,360,705		
								Total		14,289,900	Total		11,311,805		
								Total			Total		11,046,557		
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															
NOTES															
DEMO & NEW CONSTR AFTER 1/1/13															
SEE NOTES PB16 PG196 RE: FRONTAGE															
Total Appraised Parcel Value								14,309,900							
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	
505-2014	07-21-2015	CO	CO ISSUED			0		GAR/APT NEW	05-25-2022	LS			11	Field Review	
455-2014	07-21-2015	CO	CO ISSUED			0		SOLAR ARRAY-GROUND	05-23-2017	DM			11	Field Review	
335-2015	07-21-2015	CO	CO ISSUED			0		SFR/GAR NEW	06-07-2016	EP			50	UC Status Inspection	
2015-403	04-23-2015	RN	Res New Cons	15,000		0		REBUILD BOATHOUSE	10-07-2015	EP			01	Cyclical Reinspection	
2014-505	06-06-2014	RN	Res New Cons					GAR/APT 876 SF	08-28-2014	EP			60	Data Chg--update from offi	
2014-455	05-16-2014	SOLR	Solar Panels			0		SOLAR ARRAY	08-12-2014	EP			01	Cyclical Reinspection	
2013-335	04-17-2013	RN	Res New Cons					SFR/GARAGE	04-30-2013	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
1	1013	SFR WATER M-	R12		130,680 SF	2.04	1.00000	5	0.90	CPY5	2.000	WF-TOPO	W60	22.03	2,879,100
1	1013	SFR WATER M-	R12		8.330 AC	30,000.00	1.00000	0	0.90	CPY5	2.000		W60	324,000	2,698,900
1	1013	SFR WATER M-	R12		1.000 AC	1,000.00	1.00000	0	1.00	CPY5	2.000			2,000	2,000
1	1013	SFR WATER M-			402.000 FF	0.00	1.00000	0	1.00		1.000			0	0
Total Card Land Units					12.33 AC	Parcel Total Land Area					12.33	Total Land Value			5,580,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Estate			
Model	01	Residential			
Grade:	10	Excellent +			
Stories:	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	06	6 Bedrooms			
Total Bthrms:	8				
Total Half Baths	1				
Total Xtra Fixtrs	6				
Total Rooms:	12				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id		C	Owne		0.0
Adjust Type		Code	Description		Factor%
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			9,168,203		
Year Built			2013		
Effective Year Built			2017		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
Cns Sect Rcnld			8,709,800		
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
SHD1	SHED FRAME	L	240	16.00	1980		75		0.00	2,900
FPL2	FPL MSNRY 1	B	3	3500.00	2014		95		0.00	10,000
FPL3	FPL MSNRY 2	B	1	4000.00	2014		95		0.00	3,800
ODS	OUTDOOR S	L	1	700.00	2013		100		0.00	700
FPL	MTL-WD C/PI	B	1	2000.00	2014		95		0.00	1,900
FPO	EXTRA FPL O	B	1	800.00	2014		95		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,604	2,604	2,604	1,098.38	2,860,182
CTH	Cath Cing	0	624	31	54.57	34,050
FBM	Basement, Finished	0	2,264	1,019	494.37	1,119,249
FEP	Porch, Enclosed, Finished	0	255	179	771.02	196,610
FGR	Garage	0	624	250	440.06	274,595
FOP	Porch, Open, Finished	0	476	95	219.21	104,346
FSP	Porch, Screen, Finished	0	871	218	274.91	239,447
FUS	Upper Story, Finished	3,220	3,220	3,220	1,098.38	3,536,784
ODS	Outdoor Shwr Enclosure	0	32	5	171.62	5,492
STP	Stoop	0	54	5	101.70	5,492
Ttl Gross Liv / Lease Area		6,292	13,072	8,270		9,083,604



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA								
REYNOLDS JAMES F--TRS OLD POCHARD NOMINEE TRUST C/O CAPELL RUDOLPH BUS MGMT 1880 CENTUY PARK EAST STE1600 LOS ANGELES CA 90067						Description	Code	Appraised	Assessed		VISION							
						RESIDENTL	1013	8,729,900	8,729,900									
						RES LND	1013	5,580,000	5,580,000									
SUPPLEMENTAL DATA																		
Alt Prcl ID PLN#/Rec PB 16 PG 196 1/19/2012 Lot# F (SURVEY) Plan Notes CF 446 MANLEY Plan Notes F Plan Notes F GIS ID M_284471_791009						Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#												
						Total		14,309,900	14,309,900									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
								2023	1013	8,988,800	2022	1013	6,951,100	2021	1013	7,711,900		
									1013	5,301,100		1013	4,360,705		1013	3,334,657		
								Total		14,289,900	Total		11,311,805	Total		11,046,557		
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				Appraised Bldg. Value (Card)				8,709,800	
CPY5													Appraised Xf (B) Value (Bldg)				16,500	
													Appraised Ob (B) Value (Bldg)				3,600	
													Appraised Land Value (Bldg)				5,580,000	
													Special Land Value				0	
													Total Appraised Parcel Value				14,309,900	
													Valuation Method				C	
													Total Appraised Parcel Value				14,309,900	
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				
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							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
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Total Bthrms:	8										
Total Half Baths:	1										
Total Xtra Fixtrs:	6										
Total Rooms:	12										
Bath Style:	03	Modern									
Kitchen Style:	03	Luxurious									
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											
Year Built											
Effective Year Built											
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol											
External Obsol											
Trend Factor											
Condition											
Condition %											
Percent Good											
Cns Sect Rcnd											
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					
TQS	Three Quarter Story	468	624	468	823.79	514,042					
UBM	Basement, Unfinished	0	340	68	219.68	74,690					
WDK	Deck, Wood	0	1,084	108	109.43	118,625					
Ttl Gross Liv / Lease Area											