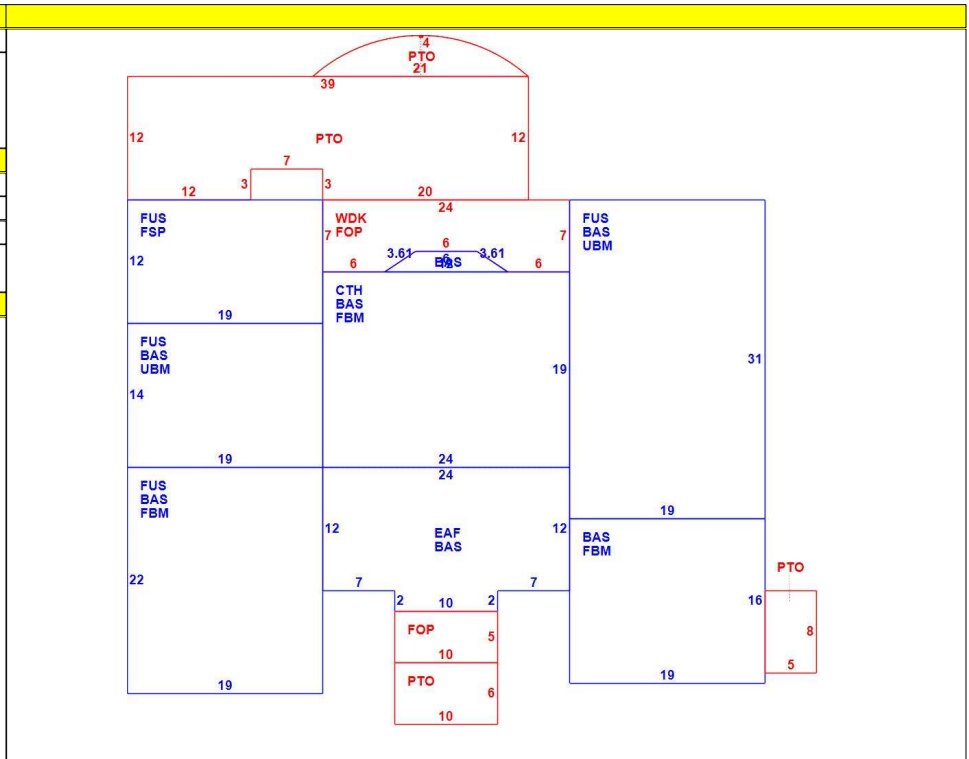


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
BLOOSTEIN MARC J TRUSTEE OF 1  PO BOX 2177  WOBURN MA 01888						Description	Code	Appraised	Assessed							
						RESIDENTL	1090	7,046,000	7,046,000							
						RES LND	1090	7,962,900	7,962,900							
<b>SUPPLEMENTAL DATA</b>																
		Alt Prcl ID	Restriction													
		PLN#/Rec	Hist Distrct													
		Lot#	Other Note													
		Plan Notes	UC-Misc 1													
		Plan Notes	UC-Misc 2													
		Plan Notes														
		GIS ID	Assoc Pid#													
		M_283017_791958			Total		15,008,900	15,008,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BLOOSTEIN MARC J TRUSTEE OF 12 COTT		1542 53	09-09-2020	Q	I	15,400,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PHELAN WILLIAM J &		1439 0626	05-23-2017	U	I	1	1A	2023	1090	7,113,000	2022	1090	5,254,300	2021	1090	3,427,300
PHELAN WILLIAM J & PATRICIA L		1168 0255	01-28-2009	U	I	7,500,000	1		1090	9,494,000		1090	8,893,566		1090	8,093,608
KLEINHANS LUCIE G FUNNELL SG		0789 0261	02-08-2000	U	I	1	1A									
GUERNSEY DAVID T KLEINHANS LG		0785 0177	12-21-1999	U	I	1	1A									
		Total				16,607,000		Total		14,147,866	Total		11,520,908			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0075																
NOTES																
VIEWS FROM TOP OF COASTAL BANK EXISTING BLDGS DEMO'D SPRING 2009																
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		
2023-244	12-19-2022	RA	Res Add/Alter			0		BTH RENO	05-23-2022	LS			11	Field Review		
2022-267	11-08-2021	DE	Demolish	5,000				DEMO CABANA	03-08-2022	EH			01	Cyclical Reinspection		
2022-266	11-08-2021	DE	Demolish	5,000				DEMO SPL	04-26-2021	EP			01	Cyclical Reinspection		
2015-56	08-28-2014	RN	Res New Cons			0		14 X 20 SHED	05-22-2017	PH			11	Field Review		
35-2010	05-25-2010	CO	CO ISSUED					POOL	07-16-2015	EP			01	Cyclical Reinspection		
167-2009	05-25-2010	CO	CO ISSUED					POOL CABANA	02-24-2015	EP			01	Cyclical Reinspection		
166-2009	05-25-2010	CO	CO ISSUED					GARAGE/GUEST HOUSE	06-18-2014	SER			11	Field Review		
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	R60		65,340 SF	6.54	1.00000	7	1.00	0075	2.800	WF		W65	119.03	7,777,300
1	1090	MULTI HSES	R60		100 FF	0.01	1.00000	0	1.00		1.000				0.01	0
1	1090	MULTI HSES	R60		0.600 AC	34,000.00	1.00000	0	0.50	0075	2.800	R.O.W.		W65	309,400	185,600
Total Card Land Units					2.10	AC	Parcel Total Land Area			2.10	Total Land Value					7,962,900

**VISION**

1302  
EDGARTOWN, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Estate			
Model	01	Residential			
Grade:	09	Custom			
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	18	Slate			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths	2				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			6,229,574		
Year Built			2009		
Effective Year Built			2020		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			2		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			98		
Cns Sect Rcnld			6,105,000		
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	2	4000.00	2011		98		0.00	7,800
DCK1	DOCKS-RES	L	575	95.00	1980		95		0.00	51,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,359	2,359	2,359	1,272.68	3,002,245
CTH	Cath Cing	0	456	23	64.19	29,272
EAF	Attic, Expansion, Finished	108	308	108	446.26	137,449
FBM	Basement, Finished	0	1,178	530	572.60	674,519
FOP	Porch, Open, Finished	0	200	40	254.54	50,907
FSP	Porch, Screen, Finished	0	228	57	318.17	72,543
FUS	Upper Story, Finished	1,501	1,501	1,501	1,272.68	1,910,288
PTO	Patio	0	605	61	128.32	77,633
UBM	Basement, Unfinished	0	855	171	254.54	217,628
WDK	Deck Wood	0	150	15	127.27	19,090
Ttl Gross Liv / Lease Area		3,968	7,840	4,865		6,191,574

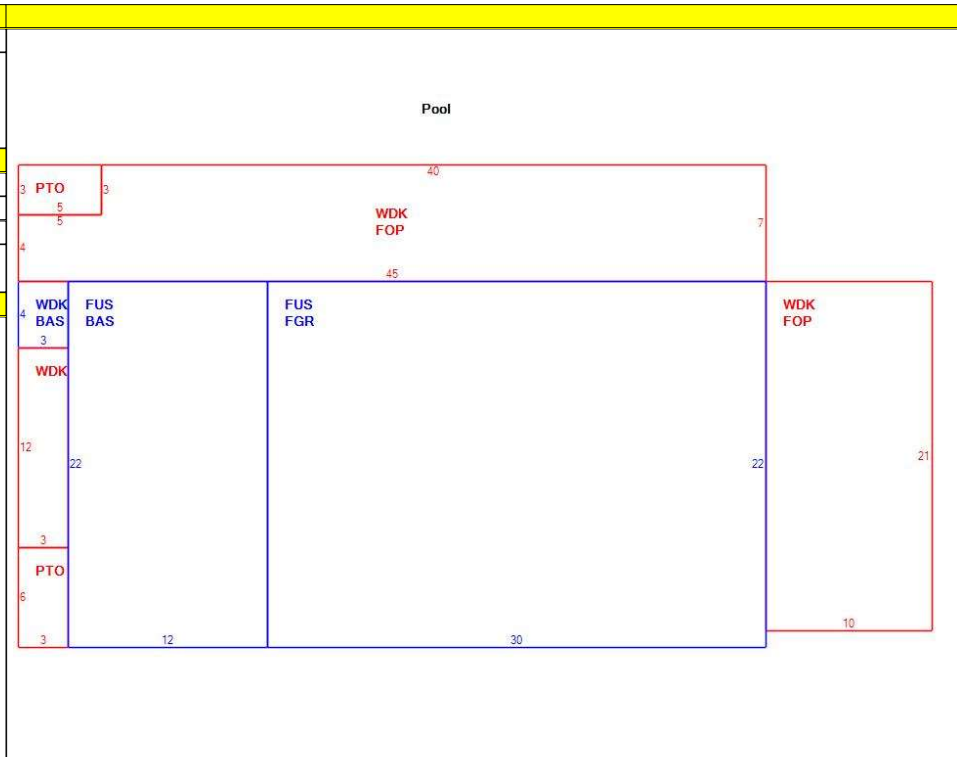


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
BLOOSTEIN MARC J TRUSTEE OF 1						Description	Code	Appraised	Assessed							
PO BOX 2177						RESIDENTL	1090	7,046,000	7,046,000	<b>VISION</b>						
WOBURN MA 01888						RES LND	1090	7,962,900	7,962,900							
SUPPLEMENTAL DATA						Total		15,008,900	15,008,900							
Alt Prcl ID		PLN#/Rec		Restriction												
Lot#		3		Hist Distrct												
Plan Notes		GUERNSEY PLAN		Other Note												
Plan Notes				UC-Misc 1												
Plan Notes				UC-Misc 2												
GIS ID		M_283017_791958		Assoc Pid#												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BLOOSTEIN MARC J TRUSTEE OF 12 COTT		1542 53	09-09-2020	Q	I	15,400,000	00	Year	Code	Assessed	Year	Code	Assessed			
PHELAN WILLIAM J &		1439 0626	05-23-2017	U	I	1	1A	2023	1090	7,113,000	2022	1090	5,254,300			
PHELAN WILLIAM J & PATRICIA L		1168 0255	01-28-2009	U	I	7,500,000	1		1090	9,494,000		1090	8,893,566			
KLEINHANS LUCIE G FUNNELL SG		0789 0261	02-08-2000	U	I	1	1A									
GUERNSEY DAVID T KLEINHANS LG		0785 0177	12-21-1999	U	I	1	1A									
Total								Total		16,607,000	Total		14,147,866			
Total								Total			Total		11,520,908			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0075																
NOTES																
NO KITCHEN																
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	R60		0 SF	28.56	1.00000	7	1.00	0075	2.800			79.97	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					2.10	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	06	Cust Wd Panel			
Interior Wall 2	03	Plastered			
Interior Flr 1	12	Hardwood			
Interior Flr 2	18	Slate			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
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	838,544
Year Built	2009
Effective Year Built	2020
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	98
Cns Sect Rcnd	821,800
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	280	16.00			100		0.00	4,500
ODP	OUTDOOR PL	L	1	700.00	2009		100		0.00	700
SPL3	INGR GUNITE	L	375	100.00	2009		100		0.00	37,500
SPA1	SPA INGR W	L	1	4000.00	2009		100		0.00	4,000
PAT2	PATIO-GOOD	L	608	7.00	2009		100		0.00	4,300
SHD1	SHED FRAME	L	280	16.00	2014		100		0.00	4,500
SHD1	SHED FRAME	L	252	16.00	2014		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	276	276	276	505.87	139,621
FGR	Garage	0	660	264	202.35	133,551
FOP	Porch, Open, Finished	0	510	102	101.17	51,599
FUS	Upper Story, Finished	924	924	924	505.87	467,427
PTO	Patio	0	33	3	45.99	1,518
WDK	Deck, Wood	0	558	56	50.77	28,329
Ttl Gross Liv / Lease Area		1,200	2,961	1,625		822,045

