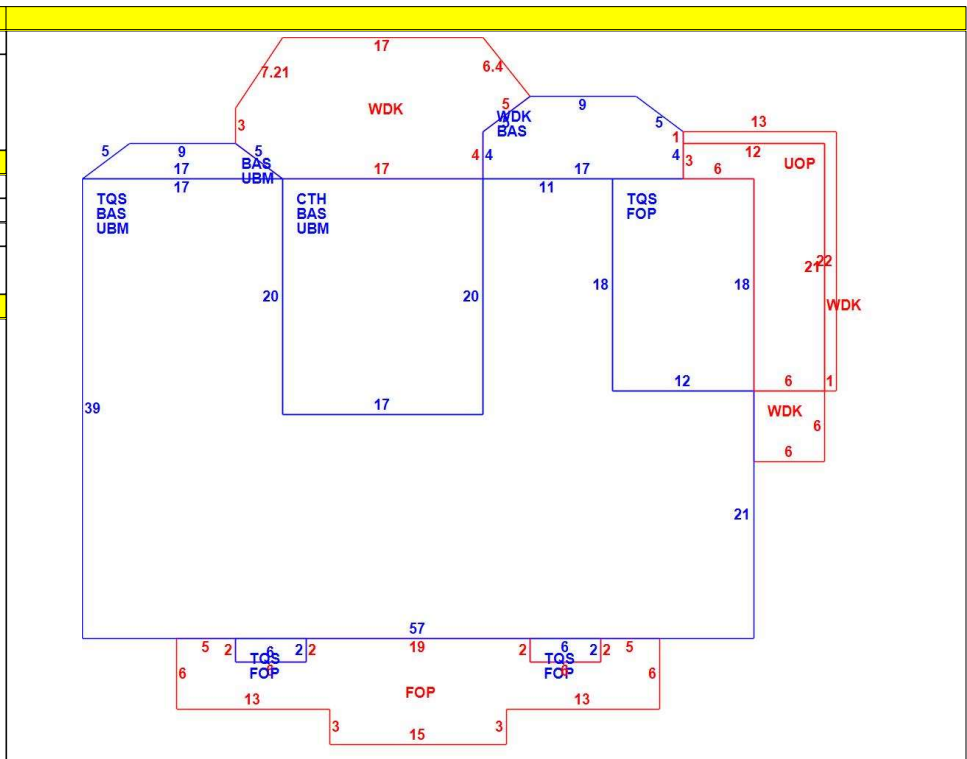


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
NORTHERLY BREEZE LLC			2 Public Water			Description	Code	Appraised	Assessed							
246 WOLCOTT RD		SUPPLEMENTAL DATA				RESIDENTL	1010	2,236,000	2,236,000							
BROOKLINE MA 02467		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282281_792073				RES LND	1010	842,500	842,500							
		Restriction Hist Distrct Other Note UC-Misc 1 '22-> PAT2 done in UC-Misc 2 Assoc Pid#				RESIDENTL	1040	194,200	194,200							
						Total		3,272,700	3,272,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NORTHERLY BREEZE LLC		0076 0191	12-10-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FINN DAVID & STEFFANIE		0076 0057	09-03-2015	Q	I	1,825,000	00	2023	1010	2,236,000	2022	1010	1,507,700	2021	1010	1,666,200
LECLAIR MICHAEL		0063 0187	01-12-2005	U	V	446,000	1P		1010	842,500		1010	839,600		1010	736,400
KAYE ROBERT L & NANCY J		0053 0033	11-24-1997	Q	V	84,000	00		1040	194,200		1040	127,500			
LEEPER WILBUR L		00024 0031	08-01-1978			0		Total		3,272,700	Total		2,474,800	Total		2,402,600
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)				2,384,500				
0060							Appraised Xf (B) Value (Bldg)				1,800					
								Appraised Ob (B) Value (Bldg)				43,900				
								Appraised Land Value (Bldg)				842,500				
								Special Land Value				0				
								Total Appraised Parcel Value				3,272,700				
								Valuation Method				C				
								Total Appraised Parcel Value				3,272,700				
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		
60-2021	10-29-2021	CO	CO ISSUED						05-20-2022	LS			11	Field Review		
112-2021	10-29-2021	CO	CO ISSUED						05-22-2017	PH			11	Field Review		
2021-554	02-05-2021	RA	Res Add/Alter	3,969				INSULATION	06-19-2014	SER			11	Field Review		
2021-112	09-16-2020	RN		150,000		0		INSTALL INGROUND SWIMM	06-07-2012	EP			11	Field Review		
2021-60	08-14-2020	RN		650,000				GARAGE W/ ATTACHED SFR	11-14-2011	DM			11	Field Review		
2021-57	08-11-2020	RA		15,000		0		ADD PERGOLA MODIFY OPE	01-25-2007	WP			50	UC Status Inspection		
2006:19	07-11-2005	RN	Res New Cons		01-13-2006	65		SFR	05-17-2006	EP			12	Bldg Permit/Measur/New C		
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	R20		21,780 SF	13.88	1.00000	5	1.00	0060	2.750			38.17	831,300	
1	1010	SINGL FAM M-0			0.120 AC	34,000.00	1.00000	0	1.00	0060	2.750			93,500	11,200	
Total Card Land Units					0.62 AC	Parcel Total Land Area					0.62	Total Land Value				842,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	06	Good			
Stories:					
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	15	Quarry Tile			
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	0				
Total Xtra Fixtrs					
Total Rooms:					
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			2,481,697		
Year Built			2005		
Effective Year Built			2011		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			10		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			90		
Percent Good					
Cns Sect Rcnld			2,233,500		
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
FPL	MTL-WD C/PI	B	1	2000.00	2011		90		0.00	1,800
ODS	OUTDOOR S	L	1	700.00	2006		100		0.00	700

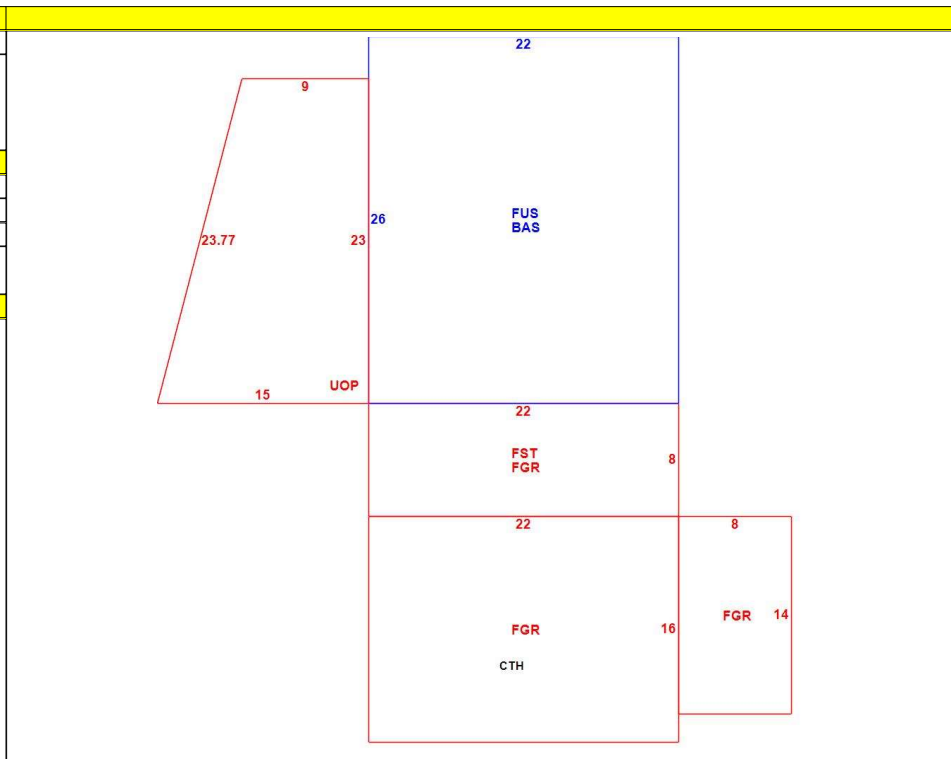
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,153	2,153	2,153	590.52	1,271,390
CTH	Cath Cing	0	340	17	29.53	10,039
FOP	Porch, Open, Finished	0	507	101	117.64	59,643
TQS	Three Quarter Story	1,430	1,907	1,430	442.81	844,444
UBM	Basement, Unfinished	0	2,046	409	118.05	241,523
UOP	Porch, Open, Unfinished	0	144	14	57.41	8,267
WDK	Deck, Wood	0	427	43	59.47	25,392
Ttl Gross Liv / Lease Area		3,583	7,524	4,167		2,460,698



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
NORTHERLY BREEZE LLC			2 Public Water			Description	Code	Appraised	Assessed							
246 WOLCOTT RD		SUPPLEMENTAL DATA				RESIDENTL	1010	2,236,000	2,236,000							
BROOKLINE MA 02467		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282281_792073				RES LND	1010	842,500	842,500							
		Restriction Hist Distrct Other Note UC-Misc 1 '22> PAT2 done in UC-Misc 2 Assoc Pid#				RESIDENTL	1040	194,200	194,200							
						Total		3,272,700	3,272,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NORTHERLY BREEZE LLC		0076 0191	12-10-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FINN DAVID & STEFFANIE		0076 0057	09-03-2015	Q	I	1,825,000	00	2023	1010	2,236,000	2022	1010	1,507,700	2021	1010	1,666,200
LECLAIR MICHAEL		0063 0187	01-12-2005	U	V	446,000	1P		1010	842,500		1010	839,600		1010	736,400
KAYE ROBERT L & NANCY J		0053 0033	11-24-1997	Q	V	84,000	00		1040	194,200		1040	127,500			
LEEPER WILBUR L		00024 0031	08-01-1978			0		Total		3,272,700	Total		2,474,800	Total		2,402,600
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												
0060																
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		
									06-28-2021	EP			00	Measur+Listed		
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	1040	TWO FAMILY			SF		0.00000		1.00		1.000				0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.62	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy	1				
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms					
Total Bthrms:	1				
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
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		604,162	
Year Built		2020	
Effective Year Built		2021	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		0	
Functional Obsol			
External Obsol			
Trend Factor		1	
Condition		UC	
Condition %		25	
Percent Good		25	
Cns Sect Rcnd		151,000	
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
SPL3	INGR GUNITE	L	720	100.00	2020		60		0.00	43,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	572	572	572	398.52	227,956
FGR	Garage	0	640	256	159.41	102,022
FST	Utility, Finished	0	176	88	199.26	35,070
FUS	Upper Story, Finished	572	572	572	398.52	227,956
UOP	Porch, Open, Unfinished	0	276	28	40.43	11,159
Ttl Gross Liv / Lease Area		1,144	2,236	1,516		604,163

