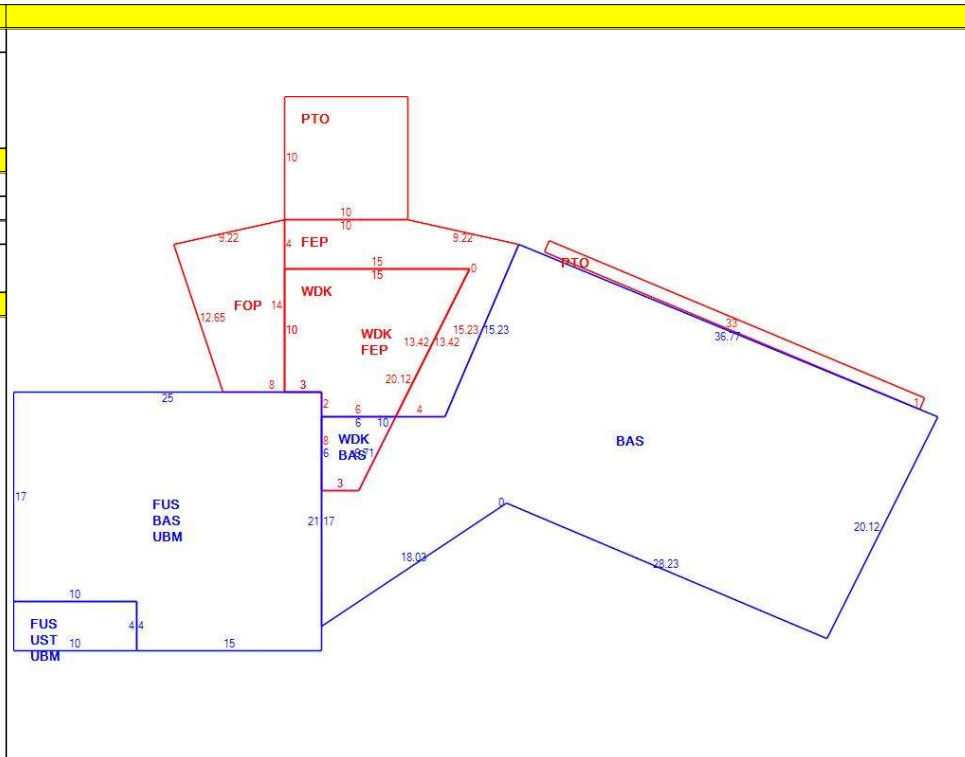


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
DUELL THEA--TRS THEA DUELL 2007 REVOCABLE TRU 5 EAST 57TH ST 10TH FL NEW YORK NY 10022				9 Town Street		Description	Code	Appraised	Assessed			RESIDENTL 1090 8,609,200 8,609,200 RES LND 1090 7,069,900 7,069,900				
				1 Paved		Total 15,679,100 15,679,100										
SUPPLEMENTAL DATA																
Alt Prcl ID		PLN#/Rec LC 13419Z		Restriction												
Lot# 35		Plan Notes		Hist District												
Plan Notes		Plan Notes		Other Note												
Plan Notes		GIS ID M_280518_790688		UC-Misc 1												
Plan Notes				UC-Misc 2												
				Assoc Pid#												
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DUELL THEA--TRS				0067 0011	08-16-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
DUELL THEA				0053 0347	07-25-2003	U	I	1	1A	2023	1090	8,681,100	2022	1090	6,628,600	
MCMAHON PAUL J & FAY SAMUEL P JR				0053 0347	05-04-1998	Q	I	1,500,000	00		1090	7,273,000		1090	6,426,506	
				00040 0149	12-21-1988	U	V	1	1A	Total 15,954,100 Total 13,055,106 Total 13,187,587						
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) 8,450,100							
0060									Appraised Xf (B) Value (Bldg) 9,500							
								Appraised Ob (B) Value (Bldg) 149,600								
								Appraised Land Value (Bldg) 7,069,900								
								Special Land Value 0								
								Total Appraised Parcel Value 15,679,100								
								Valuation Method C								
								Total Appraised Parcel Value 15,679,100								
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		
9299	10-27-1998	NC	New Construct		01-08-1999	5			11-02-2022	EH		6	01	Cyclical Reinspection		
									05-17-2022	LS			11	Field Review		
									05-24-2017	MM			11	Field Review		
									11-29-2011	DM			11	Field Review		
									11-07-2011	EP			01	Cyclical Reinspection		
									11-17-2003	CR			01	Cyclical Reinspection		
									04-04-2000	RB			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	1090	MULTI HSES	A12		130,680 SF	3.97	1.00000	6	1.00	0060	2.600	WF	W30	30.97	4,046,600	
1	1090	MULTI HSES	A12		11.400 AC	34,000.00	1.00000	0	1.00	0060	2.600	WF	W30	265,200	3,023,300	
Total Card Land Units					14.40 AC	Parcel Total Land Area					14.40	Total Land Value				7,069,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Estate			
Model	01	Residential			
Grade:	06	Good			
Stories:	2	2 Stories			
Occupancy	1				
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	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
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			1,953,927		
Year Built			1998		
Effective Year Built			2012		
Depreciation Code			A		
Remodel Rating					
Year Remodeled			10		
Depreciation %			0		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			90		
Pcnst Good			1,758,500		
Cns Sect Rcnld					
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
TEN	TENNIS COU	L	7,200	5.00	2004		50		0.00	18,000
FPL4	FPL MSNRY 2	B	1	5000.00	2006		90		0.00	4,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,378	1,378	1,378	859.95	1,185,011
FEP	Porch, Enclosed, Finished	0	247	173	602.31	148,771
FOP	Porch, Open, Finished	0	93	19	175.69	16,339
FUS	Upper Story, Finished	525	525	525	859.95	451,474
PTO	Patio	0	133	13	84.06	11,179
UBM	Basement, Unfinished	0	525	105	171.99	90,295
UST	Utility, Storage, Unfinished	0	40	18	386.98	15,479
WDK	Deck, Wood	0	330	33	86.00	28,378
Ttl Gross Liv / Lease Area		1,903	3,271	2,264		1,946,926



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DUELL THEA--TRS					9 Town Street		Description	Code	Appraised	Assessed	1302
THEA DUELL 2007 REVOCABLE TRU					1 Paved		RESIDENTL	1090	8,609,200	8,609,200	
5 EAST 57TH ST 10TH FL							RES LND	1090	7,069,900	7,069,900	EDGARTOWN, MA
SUPPLEMENTAL DATA											
NEW YORK NY 10022			Alt Prcl ID	Restriction							
			PLN#/Rec LC 13419Z	Hist Distrct							
			Lot# 35	Other Note							
			Plan Notes	UC-Misc 1							
			Plan Notes	UC-Misc 2							
			Plan Notes								
			GIS ID M_280518_790688	Assoc Pid#							
								Total	15,679,100	15,679,100	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUELL THEA--TRS							0067	0011	08-16-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
DUELL THEA							0053	0347	07-25-2003	U	I	1	1A	2023	1090	8,681,100	2022	1090	6,628,600		
MCMAHON PAUL J &							0053	0347	05-04-1998	Q	I	1,500,000	00		1090	7,273,000		1090	6,426,506		
FAY SAMUEL P JR							00040	0149	12-21-1988	U	V	1	1A						2021	1090	7,348,000
												Total	15,954,100	Total	13,055,106	Total	13,187,587				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total	0.00			

This signature acknowledges a visit by a Data Collector or Assessor

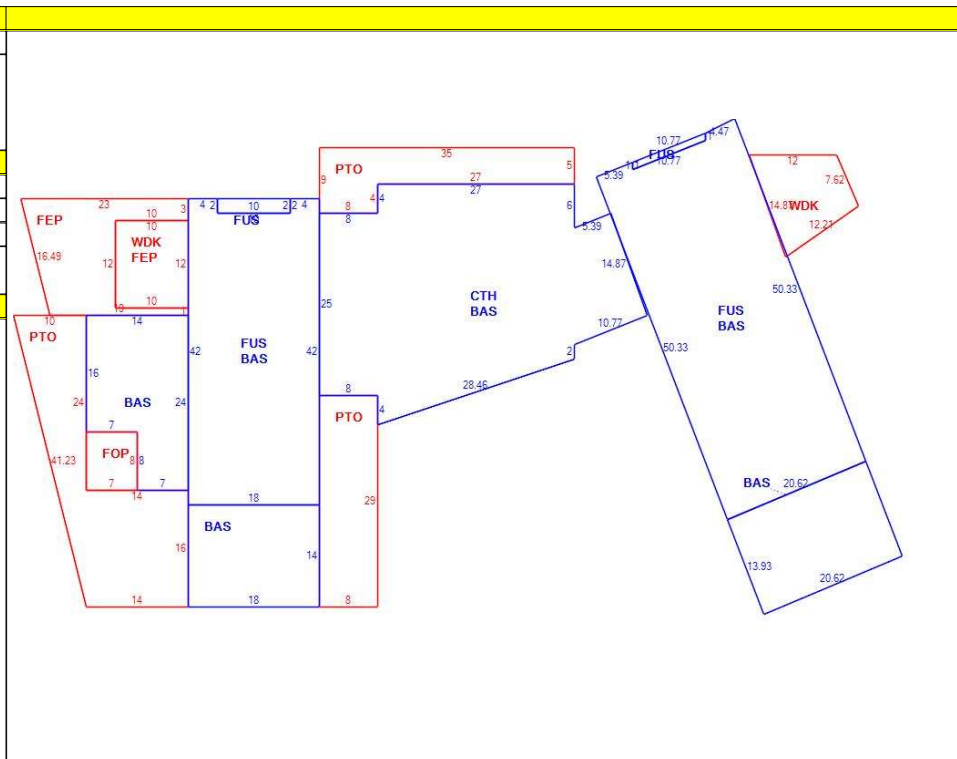
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	8,450,100		
Appraised Xf (B) Value (Bldg)	9,500		
Appraised Ob (B) Value (Bldg)	149,600		
Appraised Land Value (Bldg)	7,069,900		
Special Land Value	0		
Total Appraised Parcel Value	15,679,100		
Valuation Method	C		
Total Appraised Parcel Value	15,679,100		

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	A12		0 SF	57.18	1.00000	5	1.00		1.000			57.18	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					14.40	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Estate			
Model	01	Residential			
Grade:	09	Excellent			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	08	Wood on Sheath			
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	4				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	9	9 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			7,435,131		
Year Built			1999		
Effective Year Built			2012		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			10		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			90		
Cns Sect Rcnld			6,691,600		
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	1	4000.00	2006		90		0.00	3,600
FPO	EXTRA FPL O	B	2	800.00	2006		90		0.00	1,400
FGR7	GAR EXC-1ST	L	1,248	80.00	1999		70		0.00	69,900
PAT2	PATIO-GOOD	L	540	7.00	2004		70		0.00	2,600
SPL1	POOL-INGR C	L	680	80.00	2004		100		0.00	54,400
SPA1	SPA INGR W	L	1	4000.00	2004		100		0.00	4,000
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,669	3,669	3,669	1,261.56	4,628,671
CTH	Cath Cing	0	1,090	55	63.66	69,386
FEP	Porch, Enclosed, Finished	0	336	235	882.34	296,467
FOP	Porch, Open, Finished	0	56	11	247.81	13,877
FUS	Upper Story, Finished	1,790	1,790	1,790	1,261.56	2,258,196
PTO	Patio	0	863	86	125.72	108,494
WDK	Deck, Wood	0	250	25	126.16	31,539
Ttl Gross Liv / Lease Area		5,459	8,054	5,871		7,406,630

