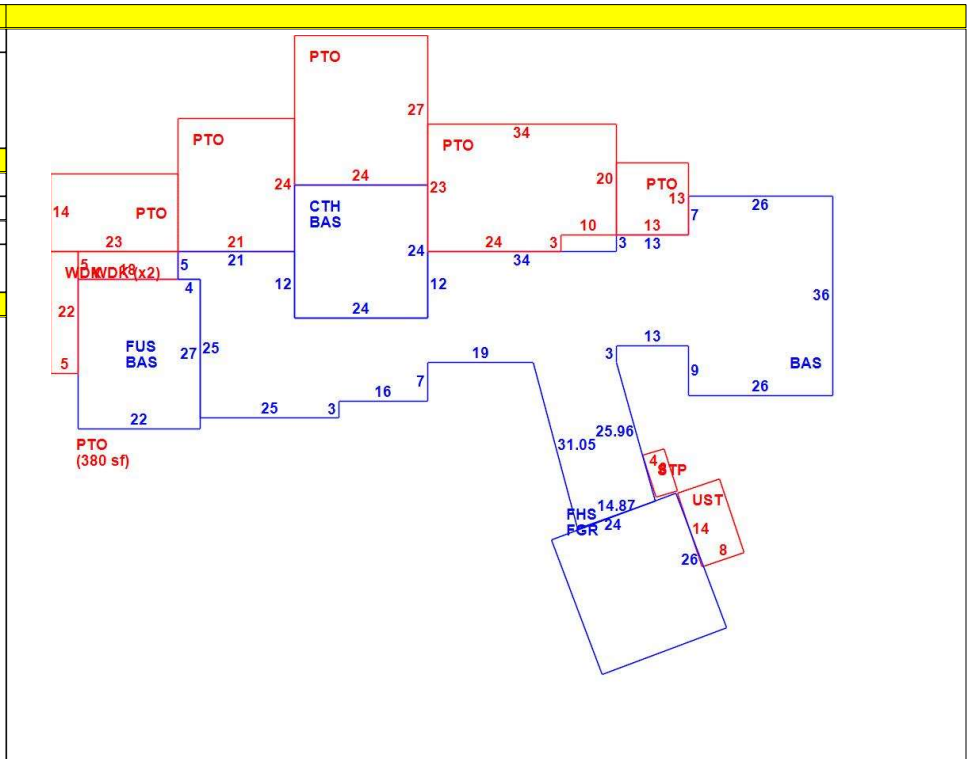


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
BEACH FARM LLC						Description	Code	Appraised	Assessed							
188 BROOKLINE AVE UNIT 27C						RESIDENTL	1090	6,182,800	6,182,800	<b>VISION</b>						
BOSTON MA 02215						RES LND	1090	14,905,600	14,905,600							
<b>SUPPLEMENTAL DATA</b>						Total		21,088,400	21,088,400							
Alt Prcl ID		PLN#/Rec LC 13419-15		Restriction												
Lot#		80,81,82,106,105		Hist District												
Plan Notes		CF 749		Other Note												
Plan Notes		80A,81A,82A		UC-Misc 1												
Plan Notes				UC-Misc 2												
GIS ID		M_279926_789952		Assoc Pid#												
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BEACH FARM LLC			80 193	11-08-2019	U	I	10,000,000	1V	Year	Code	Assessed	Year	Code	Assessed		
FARVIEW MV PROPERTY LLC			0059 035A	07-20-2001	Q	I	7,250,000	00	2023	1090	5,820,600	2022	1090	2,039,800		
NATURE CONSERVANCY			0059 0031	07-20-2001	U	V	64,000,000	1		1090	14,433,500		1090	14,803,980		
HERRING CREEK FARM TRUST			00021 0341	06-01-1976			0						1090	4,313,200		
													1090	13,854,263		
									Total		20,254,100	Total		16,843,780		
									Total		18,167,463					
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										
0095																
NOTES																
POND FRONT																
MAJOR RENOVATION '20-'21																
15X23 "BUMP" REMV'D replaced with																
a window. Gutted & rebuilt to footprint.																
												Appraised Bldg. Value (Card) 6,166,500				
												Appraised Xf (B) Value (Bldg) 8,400				
												Appraised Ob (B) Value (Bldg) 7,900				
												Appraised Land Value (Bldg) 14,905,600				
												Special Land Value 0				
												Total Appraised Parcel Value 21,088,400				
												Valuation Method C				
												Total Appraised Parcel Value 21,088,400				
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		
2021-350	12-08-2020	RA		575,000		0		INT & EXT RENO	05-17-2022	LS			11	Field Review		
2020-492	02-28-2020	RA		2,000		0		DEMO PORTION OF BUILDIN	02-09-2022	EH			01	Cyclical Reinspection		
2015-274	01-15-2015	RN	Res New Cons	450,000		0		DEMO SHD,GAR,SFR &REPL	07-07-2021	EP			60	Data Chg--update from offi		
2004-56	01-01-2003	AD	Addition		01-09-2004	85	01-01-2004		12-10-2020	EP			01	Cyclical Reinspection		
									05-24-2017	MM			11	Field Review		
									03-22-2017	JR			01	Cyclical Reinspection		
									08-18-2016	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
1	1090	MULTI HSES	A12		130,680	SF 3.97	1.00000	6	1.00	0095	4.200	WF	W45		75.05	9,808,100
1	1090	MULTI HSES	A12		7.900	AC 34,000.00	1.00000	0	1.00	0095	4.200	WF	W45		642,600	5,076,500
1	1090	MULTI HSES			5.000	AC 1,000.00	1.00000	0	1.00	0095	4.200	WETLANDS			4,200	21,000
Total Card Land Units					15.90	AC	Parcel Total Land Area					15.90	Total Land Value			14,905,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	09	Custom			
Stories:	1	1 Story			
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	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:	6				
Total Half Baths	3				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	03	Luxurious			
<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			5,508,541		
Year Built			1971		
Effective Year Built			2017		
Depreciation Code			R		
Remodel Rating					
Year Remodeled			2020		
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
Cns Sect Rcnd			5,233,100		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



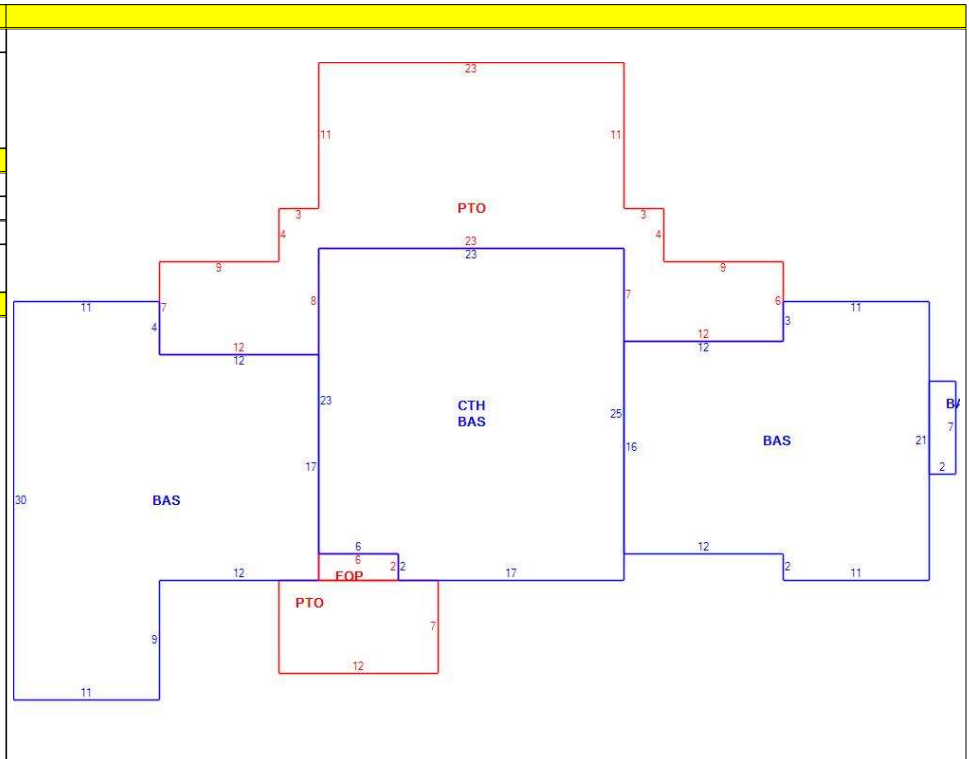
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FPL MSNRY 1	B	2	3000.00	2011		95		0.00	5,700
SHED	SHED FRAME	L	1	1000.00	1980		100		0.00	1,000
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
FPO	EXTRA FPL O	B	1	800.00	2011		95		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,378	4,378	4,378	919.60	4,026,009
CTH	Cath Clngr	0	576	29	46.30	26,668
FGR	Garage	0	624	250	368.43	229,900
FHS	Half Story, Finished	312	624	312	459.80	286,915
FUS	Upper Story, Finished	594	594	594	919.60	546,242
PTO	Patio	0	2,775	278	92.13	255,649
STP	Stoop	0	32	3	86.21	2,759
UST	Utility, Storage, Unfinished	0	112	50	410.54	45,980
WDK	Deck, Wood	0	290	29	91.96	26,668
Ttl Gross Liv / Lease Area		5,284	10,005	5,923		5,446,790



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
BEACH FARM LLC						Description	Code	Appraised	Assessed						
188 BROOKLINE AVE UNIT 27C						RESIDENTL	1090	6,182,800	6,182,800	<b>VISION</b>					
BOSTON MA 02215						RES LND	1090	14,905,600	14,905,600						
SUPPLEMENTAL DATA															
Alt Prcl ID		PLN#/Rec LC 13419-15		Restriction											
Lot#		80,81,82,106,105		Hist Distrct											
Plan Notes		CF 749		Other Note											
Plan Notes		80A,81A,82A		UC-Misc 1											
Plan Notes				UC-Misc 2											
GIS ID		M_279926_789952		Assoc Pid#											
						Total		21,088,400	21,088,400						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BEACH FARM LLC		80 193	11-08-2019	U	I	10,000,000	1V	Year	Code	Assessed	Year	Code	Assessed		
FARVIEW MV PROPERTY LLC		0059 035A	07-20-2001	Q	I	7,250,000	00	2023	1090	5,820,600	2022	1090	2,039,800		
NATURE CONSERVANCY		0059 0031	07-20-2001	U	V	64,000,000	1		1090	14,433,500	2021	1090	4,313,200		
HERRING CREEK FARM TRUST		00021 0341	06-01-1976			0						1090	13,854,263		
						Total		20,254,100	Total	16,843,780	Total		18,167,463		
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									
0095															
NOTES						APPRAISED VALUE SUMMARY									
2015: ORIG 1930 SFR DEMO & REPL						Appraised Bldg. Value (Card)		6,166,500							
						Appraised Xf (B) Value (Bldg)		8,400							
						Appraised Ob (B) Value (Bldg)		7,900							
						Appraised Land Value (Bldg)		14,905,600							
						Special Land Value		0							
						Total Appraised Parcel Value		21,088,400							
						Valuation Method		C							
						Total Appraised Parcel Value		21,088,400							
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	64.18	1.00000	6	1.00	0095	4.200			269.56	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			15.90	Total Land Value			0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model:	01	Residential			
Grade:	06	Good			
Stories:	1	1 Story			
Occupancy:					
Exterior Wall 1:	14	Wood Shingle			
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	10	Wood Shingle			
Interior Wall 1:	05	Drywall/Sheet			
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:	02	Heat Pump			
Total Bedrooms:	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths:	0				
Total Xtra Fixtrs:	1				
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			962,241		
Year Built			2015		
Effective Year Built			2019		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			3		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
Cns Sect Rcnld			933,400		
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	2015		100		0.00	700
SHD1	SHED FRAME	L	380	16.00	1980		90		0.00	5,500
FPL5	GAS VENTED	B	1	2000.00			97		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,534	1,534	1,534	583.56	895,184
CTH	Cath Cing	0	563	28	29.02	16,340
FOP	Porch, Open, Finished	0	12	2	97.26	1,167
PTO	Patio	0	586	59	58.75	34,430
Ttl Gross Liv / Lease Area		1,534	2,695	1,623		947,121

