

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CTC VINEYARD HOLDINGS LLC				9 Town Street		Description	Code	Appraised	Assessed	1302
				1 Paved		RESIDENTL	1090	3,587,100	3,587,100	
9 ALDEN RD		SUPPLEMENTAL DATA				RES LND	1090	1,378,300	1,378,300	EDGARTOWN, MA
WELLESLEY MA 02481		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2						VISION
		GIS ID M_283103_790247		Assoc Pid#		Total 4,965,400 4,965,400				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CTC VINEYARD HOLDINGS LLC		0084	0175	10-18-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
BLASCO IAN LAWRENCE		82	249	06-01-2021	Q	I	5,100,000	00	2023	1090	3,229,500	2022	1090	2,112,900
NUGENT DEBORAH A		0052	0033	04-18-1997	Q	I	345,000	00		1090	1,436,600		1090	1,126,300
HASTINGS T MITCHELL JR TRUST		094P	0120	11-28-1994	U	I	1	1A						
HASTINGS T MITCHELL		00038	0069	04-13-1987	U	V	1	1A						
									Total	4,666,100	Total	3,239,200	Total	3,269,100

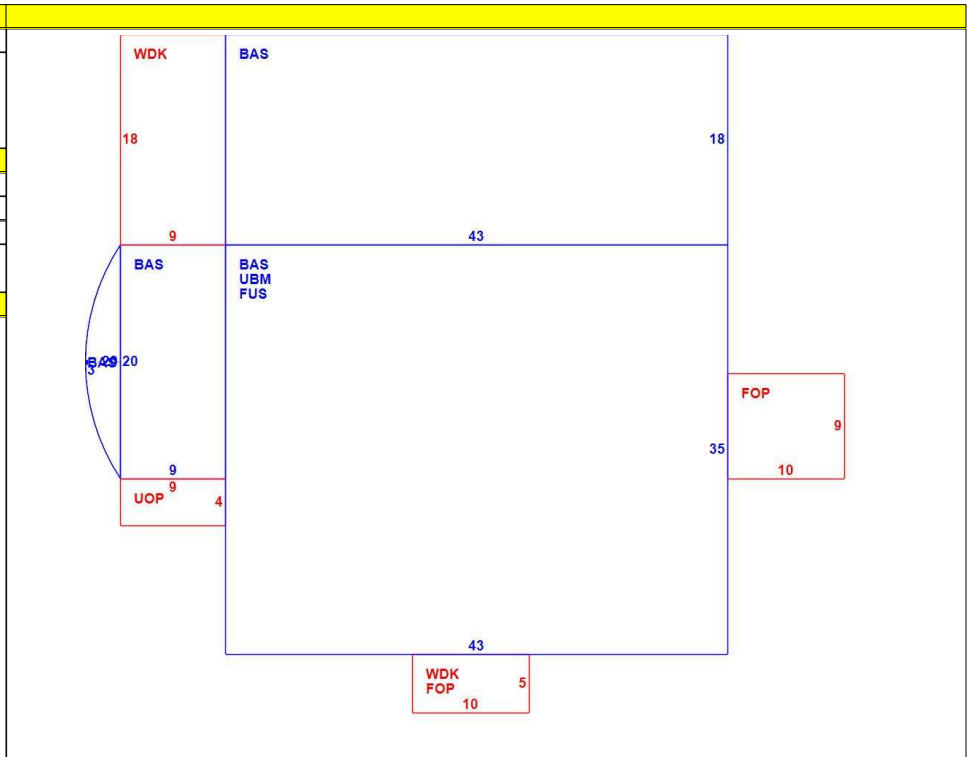
EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				
NOTES				
WD STOVE				
LOT 930 LC 8761-50				
BLDG # 2 GAR W/BEDROOM				
2ND FL FIN. 1998				

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
2022-515	02-18-2022	RN	Res New Cons			0		BUILD SPL 16X36	05-16-2023	EH			01	Cyclical Reinspection
2022-381	12-17-2021	RA	Res Add/Alter					POOL ROOM TO SUN ROOM	05-23-2022	LS			11	Field Review
2022-352	12-13-2021	RA	Res Add/Alter					ADD 1/2 BTH TO FGR	05-17-2022	SF			11	Field Review
2022-345	12-12-2021	RA	Res Add/Alter					RENO INTERIOR	11-30-2021	EH			01	Cyclical Reinspection
232	01-01-2001	AD	Addition					ADDITION TO SFR	05-24-2017	PH			11	Field Review
24398	03-27-1998	RE	Remodel		01-08-1999	35			06-18-2014	SER			11	Field Review
24298	03-27-1998	NC	New Construct		01-08-1999	60			11-17-2011	DM			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	6	1.00	0070	3.200		20.93	1,367,400	
1	1090	MULTI HSES	R60		0.100	AC	34,000.00	1.00000	0	1.00	0070	3.200		108,800	10,900	
Total Card Land Units					1.60	AC	Parcel Total Land Area					1.60	Total Land Value			1,378,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	06	Good			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		2,897,604			
Year Built		1987			
Effective Year Built		2017			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
Cns Sect Rcnd		2,752,700			
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	2011		95		0.00	3,800
SPL3	INGR GUNITE	L	576	100.00	2001		90		0.00	51,800
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
FPL5	GAS VENTED	B	1	2000.00			100		0.00	2,000
SPA1	SPA INGR W	L	1	4000.00			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	2,500	2,500	2,500	659.12	1,647,800
FOP	Porch, Open, Finished	0	140	28	131.82	18,455
FUS	Upper Story, Finished	1,505	1,505	1,505	659.12	991,976
UBM	Basement, Unfinished	0	1,505	301	131.82	198,395
UOP	Porch, Open, Unfinished	0	36	4	73.24	2,636
WDK	Deck, Wood	0	212	21	65.29	13,842
Ttl Gross Liv / Lease Area		4,005	5,898	4,359		2,873,104



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CTC VINEYARD HOLDINGS LLC				9 Town Street		Description	Code	Appraised	Assessed	1302
				1 Paved		RESIDENTL	1090	3,587,100	3,587,100	
9 ALDEN RD		SUPPLEMENTAL DATA				RES LND	1090	1,378,300	1,378,300	EDGARTOWN, MA
WELLESLEY MA 02481		Alt Prcl ID	Restriction							
		PLN#/Rec	Hist Distrct							
		Lot#	Other Note							
		Plan Notes	UC-Misc 1							
		Plan Notes	UC-Misc 2							
		Plan Notes			VISION					
		GIS ID	M_283103_790247		Assoc Pid#					
						Total		4,965,400	4,965,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CTC VINEYARD HOLDINGS LLC		0084	0175	10-18-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BLASCO IAN LAWRENCE		82	249	06-01-2021	Q	I	5,100,000	00	2023	1090	3,229,500	2022	1090	2,112,900	2021	1090	2,282,500
NUGENT DEBORAH A		0052	0033	04-18-1997	Q	I	345,000	00		1090	1,436,600		1090	1,126,300		1090	986,600
HASTINGS T MITCHELL JR TRUST		094P	0120	11-28-1994	U	I	1	1A									
HASTINGS T MITCHELL		00038	0069	04-13-1987	U	V	1	1A									
						Total		4,666,100	Total		3,239,200	Total		3,269,100			

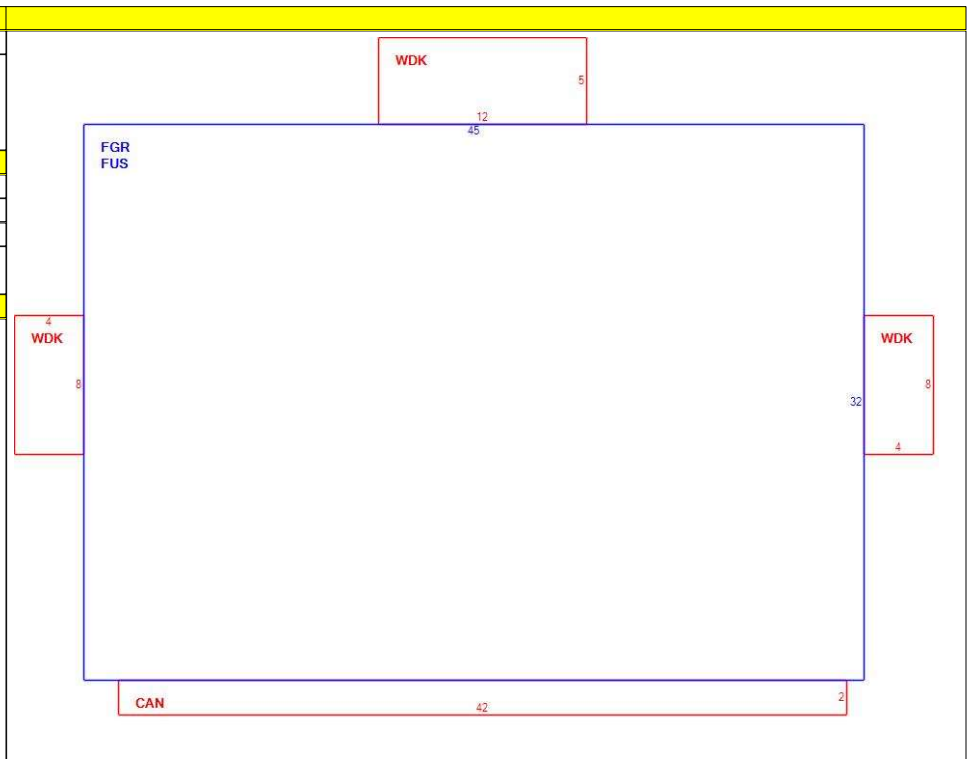
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
			Total	0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0070					Appraised Bldg. Value (Card)					3,524,800
					Appraised Xf (B) Value (Bldg)					5,800
					Appraised Ob (B) Value (Bldg)					56,500
					Appraised Land Value (Bldg)					1,378,300
					Special Land Value					0
					Total Appraised Parcel Value					4,965,400
					Valuation Method					C
					Total Appraised Parcel Value					4,965,400

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			0 SF	28.56	1.00000	6	1.00	0060	2.600			74.26	0		
					Total Card Land Units	0.00	AC	Parcel Total Land Area		1.60						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	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	04	Concr Abv Grad			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	3	3 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			804,303		
Year Built			1998		
Effective Year Built			2018		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			4		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			96		
Cns Sect Rcnld			772,100		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CAN	Canopy	0	84	17	79.60	6,686	
FGR	Garage	0	1,440	576	157.32	226,542	
FUS	Upper Story, Finished	1,440	1,440	1,440	393.30	566,355	
WDK	Deck, Wood	0	124	12	38.06	4,720	
Ttl Gross Liv / Lease Area		1,440	3,088	2,045		804,303	

