

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 1302 EDGARTOWN, MA | | | | | | |
|-----------------------------|--------------------------|--------------------------|--------------------------------|--------------------------|-------------|--------------------|---|--------------------------------|------------|---|-----------|-----------|---------------------|-----------------------|------------|-----------|
| WALLACE ELISABETH A--TRS | | | | 9 Town Street 1 Paved | | Description | Code | Appraised | Assessed | | | | | | | |
| 90 SEAWARD RD | | | | | | RESIDENTL | 1090 | 1,095,700 | 1,095,700 | VISION | | | | | | |
| WELLESLEY MA 02481 | | | | | | RES LND | 1090 | 9,439,900 | 9,439,900 | | | | | | | |
| | | SUPPLEMENTAL DATA | | | | Total | | 10,535,600 | 10,535,600 | | | | | | | |
| Alt Prcl ID | | PLN#/Rec LC 8761-J & N | | Restriction | | | | | | | | | | | | |
| Lot# 1005 (?9B, 10, 13) | | Plan Notes | | Hist Distrct | | | | | | | | | | | | |
| Plan Notes | | Plan Notes | | Other Note | | | | | | | | | | | | |
| Plan Notes POSS 8761-66 | | GIS ID M_283348_790208 | | UC-Misc 1 | | | | | | | | | | | | |
| | | | | UC-Misc 2 | | | | | | | | | | | | |
| | | | | Assoc Pid# | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| WALLACE ELISABETH A--TRS | | 82 243 | 05-27-2021 | Q | I | 10,500,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| HIDDEN HOUSE LLC | | 0078 0267 | 02-21-2018 | U | I | | | 2023 | 1090 | 1,071,600 | 2022 | 1090 | 1,008,700 | 2021 | 1090 | 1,079,000 |
| JACKSON VICTORIA H & | | 0077 0284 | 03-15-2017 | U | I | | | | 1090 | 9,865,200 | | 1090 | 7,625,806 | | 1090 | 6,706,113 |
| JACKSON VICTORIA H & | | 0057 0163 | 03-31-2000 | U | I | | | | | | | | | | | |
| JACKSON ROBERT H & HOPE | | 0011 0417 | 05-23-1957 | | | | 0 | | | | | | | | | |
| | | Total | | | | | | 10,936,800 | | Total | | 8,634,506 | | Total | | 7,785,113 |
| 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 | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | |
| CAB2=STUDIO WITH FPL | | | | | | | | | | Appraised Bldg. Value (Card) 1,028,300 | | | | | | |
| | | | | | | | | | | Appraised Xf (B) Value (Bldg) 6,000 | | | | | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) 61,400 | | | | | | |
| | | | | | | | | | | Appraised Land Value (Bldg) 9,439,900 | | | | | | |
| | | | | | | | | | | Special Land Value 0 | | | | | | |
| | | | | | | | | | | Total Appraised Parcel Value 10,535,600 | | | | | | |
| | | | | | | | | | | Valuation Method C | | | | | | |
| | | | | | | | | | | Total Appraised Parcel Value 10,535,600 | | | | | | |
| 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 | | |
| 2003:10 272 | 07-01-2002 01-01-2001 | NC NC | New Construct New Construct | | 01-31-2003 | 75 | 01-01-2003 | GARAGE | 05-24-2022 | LS | | | 11 | Field Review | | |
| | | | | | | | | | 05-17-2022 | SF | | | 11 | Field Review | | |
| | | | | | | | | | 03-02-2022 | EH | | | 01 | Cyclical Reinspection | | |
| | | | | | | | | | 05-24-2017 | PH | | | 11 | Field Review | | |
| | | | | | | | | | 06-17-2014 | SER | | | 11 | Field Review | | |
| | | | | | | | | | 11-11-2011 | DM | | | 11 | Field Review | | |
| | | | | | | | | | 07-20-2011 | EP | | | 01 | Cyclical Reinspection | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | | |
| 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 | 0070 | 3.200 | | W65 | 136.03 | 8,888,300 | |
| 1 | 1090 | MULTI HSES | R60 | | 0.780 AC | 34,000.00 | 1.00000 | 0 | 1.00 | 0070 | 3.200 | | W65 | 707,200 | 551,600 | |
| 1 | 1090 | MULTI HSES | R60 | | 360.000 FF | 0.01 | 1.00000 | 0 | 1.00 | | 1.000 | | | 0.01 | 0 | |
| Total Card Land Units | | | | | 2.28 | AC | Parcel Total Land Area | | | | | 2.28 | Total Land Value | | | 9,439,900 |

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|-------------------|-----|----------------|
| Style: | 04 | Cape Cod |
| Model | 01 | Residential |
| Grade: | 05 | Ave/Good |
| Stories: | 1.5 | 1 1/2 Stories |
| Occupancy | 1 | |
| Exterior Wall 1 | 14 | Wood Shingle |
| Exterior Wall 2 | | |
| 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 | 02 | Oil |
| Heat Type: | 04 | Forced Air-Duc |
| AC Type: | 01 | None |
| Total Bedrooms | 04 | 4 Bedrooms |
| Total Bthrms: | 2 | |
| Total Half Baths | 0 | |
| Total Xtra Fixtrs | | |
| Total Rooms: | | |
| Bath Style: | 02 | Average |
| Kitchen Style: | 02 | Modern |

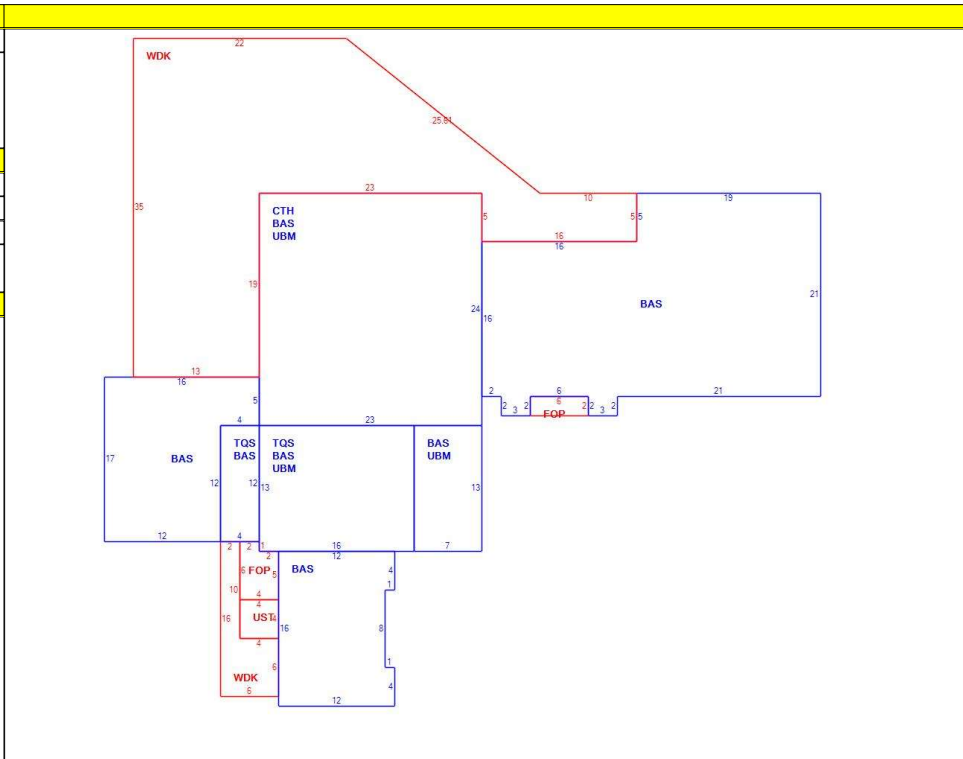
| Element | Cd | Description |
|--------------------------------|---------|---------------------|
| CONDO DATA | | |
| Parcel Id | | C [] Owne 0.0 |
| | | [B] [S] |
| Adjust Type | Code | Description Factor% |
| Condo Flr | | |
| Condo Unit | | |
| COST / MARKET VALUATION | | |
| Building Value New | | 1,068,326 |
| Year Built | | 1935 |
| Effective Year Built | | 1997 |
| Depreciation Code | | G |
| Remodel Rating | | |
| Year Remodeled | | |
| Depreciation % | 25 | |
| Functional Obsol | 0 | |
| External Obsol | 0 | |
| Trend Factor | 1 | |
| Condition | | |
| Condition % | | |
| Percent Good | 75 | |
| Cns Sect Rcnld | 801,200 | |
| 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 | 1991 | | 75 | | 0.00 | 4,500 |
| DCK1 | DOCKS-RES | L | 660 | 95.00 | 1980 | | 75 | | 0.00 | 47,000 |
| CAB2 | CABIN AVE/G | L | 272 | 40.00 | 1986 | | 90 | | 0.00 | 9,800 |
| ODP | OUTDOOR PL | L | 1 | 700.00 | | | 100 | | 0.00 | 700 |
| SHD1 | SHED FRAME | L | 156 | 16.00 | | | 100 | | 0.00 | 2,500 |
| CNP1 | CANOPY AVG | L | 32 | 30.00 | | | 70 | | 0.00 | 700 |
| FPL | MTL-WD C/PI | B | 1 | 2000.00 | 1991 | | 75 | | 0.00 | 1,500 |

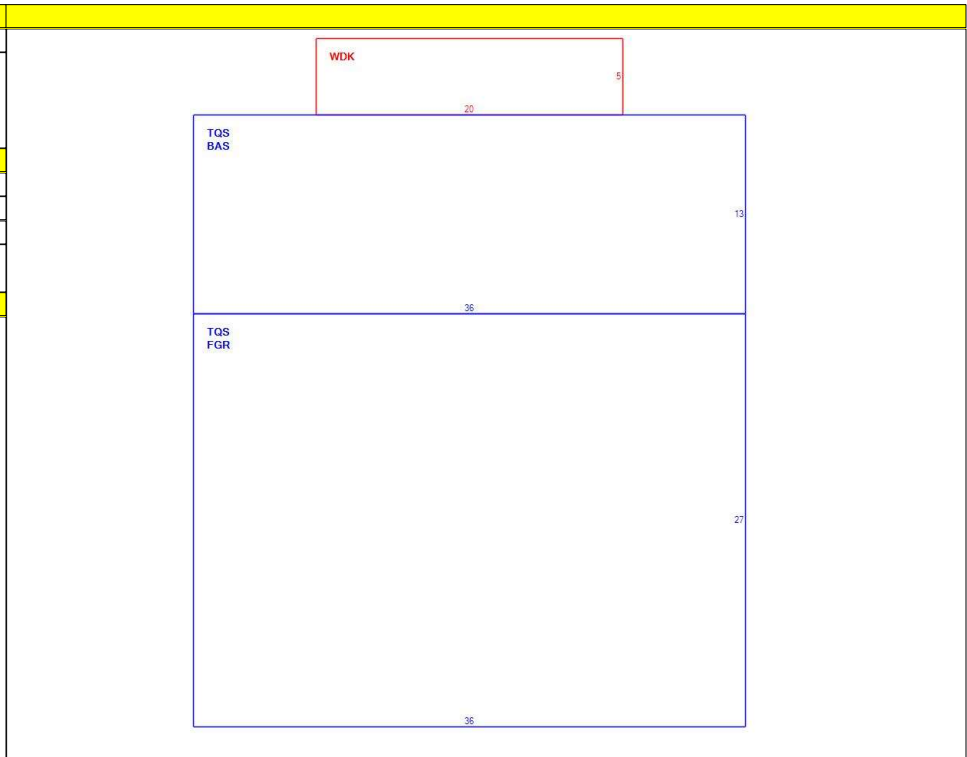
BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprc Value |
|----------------------------|------------------------------|-------------|------------|----------|-----------|---------------|
| BAS | First Floor | 1,974 | 1,974 | 1,974 | 430.44 | 849,689 |
| CTH | Cath Cing | 0 | 552 | 28 | 21.83 | 12,052 |
| FOP | Porch, Open, Finished | 0 | 34 | 7 | 88.62 | 3,013 |
| TQS | Three Quarter Story | 192 | 256 | 192 | 322.83 | 82,644 |
| UBM | Basement, Unfinished | 0 | 851 | 170 | 85.99 | 73,175 |
| UST | Utility, Storage, Unfinished | 0 | 16 | 7 | 188.32 | 3,013 |
| WDK | Deck, Wood | 0 | 895 | 90 | 43.28 | 38,740 |
| Ttl Gross Liv / Lease Area | | 2,166 | 4,578 | 2,468 | | 1,062,326 |



| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 1302 EDGARTOWN, MA | | | | | | |
|--------------------------------------|------------|-------------------|---|------------------------------|---|-------------------------|---|--------------------------------|-----------------------------------|-----------------------|-----------|-------------------------------|---------------------|----------------|------------|---|
| WALLACE ELISABETH A--TRS | | | | 9 Town Street 1 Paved | | Description | Code | Appraised | Assessed | | | VISION | | | | |
| 90 SEAWARD RD | | SUPPLEMENTAL DATA | | | RESIDENTL RES LND | 1090 1090 | 1,095,700 9,439,900 | 1,095,700 9,439,900 | Total 10,535,600 10,535,600 | | | | | | | |
| WELLESLEY | MA | 02481 | Alt Prcl ID PLN#/Rec LC 8761-J & N Lot# 1005 (?9B, 10, 13) Plan Notes Plan Notes Plan Notes POSS 8761-66 GIS ID M_283348_790208 | | Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid# | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| WALLACE ELISABETH A--TRS | | 82 243 | 05-27-2021 | Q | I | 10,500,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | | |
| HIDDEN HOUSE LLC | | 0078 0267 | 02-21-2018 | U | I | 1 | 1A | 2023 | 1090 | 1,071,600 | 2022 | 1090 | 1,008,700 | | | |
| JACKSON VICTORIA H & | | 0077 0284 | 03-15-2017 | U | I | 1 | 1A | | 1090 | 9,865,200 | | 1090 | 7,625,806 | | | |
| JACKSON VICTORIA H & | | 0057 0163 | 03-31-2000 | U | I | 1 | 1A | | | | | | | | | |
| JACKSON ROBERT H & HOPE | | 0011 0417 | 05-23-1957 | | | 0 | | Total | | 10,936,800 | Total | | 8,634,506 | | | |
| | | Total | | | | | | Total | | 7,785,113 | | | | | | |
| 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 | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | Appraised Bldg. Value (Card) | | 1,028,300 | | |
| GAR/APT ASSD ON 46-8 THRU FY11 ERROR | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | 6,000 | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | 61,400 | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | 9,439,900 | | |
| | | | | | | | | | | | | Special Land Value | | 0 | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | 10,535,600 | | |
| Valuation Method | | C | | Total Appraised Parcel Value | | 10,535,600 | | | | | | | | | | |
| 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 | 64.18 | 1.00000 | 7 | 1.00 | 0070 | 3.200 | | | 205.38 | 0 | |
| Total Card Land Units | | | | | 0.00 | AC | Parcel Total Land Area | | | | | 2.28 | Total Land Value | | | 0 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------------|------|----------------|---------------------------------|---------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 10 | Standard Basic | | | |
| Model | 01 | Residential | | | |
| Grade: | 05 | Average +20 | | | |
| Stories: | 2 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| 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 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type: | 04 | Forced Air-Duc | | | |
| AC Type: | 01 | None | | | |
| Total Bedrooms | 02 | 2 Bedrooms | | | |
| Total Bthrms: | 1 | | | | |
| Total Half Baths | 0 | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | | | | | |
| Bath Style: | 02 | | | | |
| Kitchen Style: | 02 | | | | |
| 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 | | | | 236,561 | |
| Year Built | | | | 2001 | |
| Effective Year Built | | | | 2018 | |
| Depreciation Code | | | | VG | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | | | 4 | |
| Functional Obsol | | | | | |
| External Obsol | | | | | |
| Trend Factor | | | | 1 | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | | | 96 | |
| Cns Sect Rcnd | | | | 227,100 | |
| 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 |
| 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 | 468 | 468 | 468 | 121.50 | 56,862 | |
| FGR | Garage | 0 | 972 | 389 | 48.63 | 47,264 | |
| TQS | Three Quarter Story | 1,080 | 1,440 | 1,080 | 91.13 | 131,220 | |
| WDK | Deck, Wood | 0 | 100 | 10 | 12.15 | 1,215 | |
| Ttl Gross Liv / Lease Area | | 1,548 | 2,980 | 1,947 | | 236,561 | |

