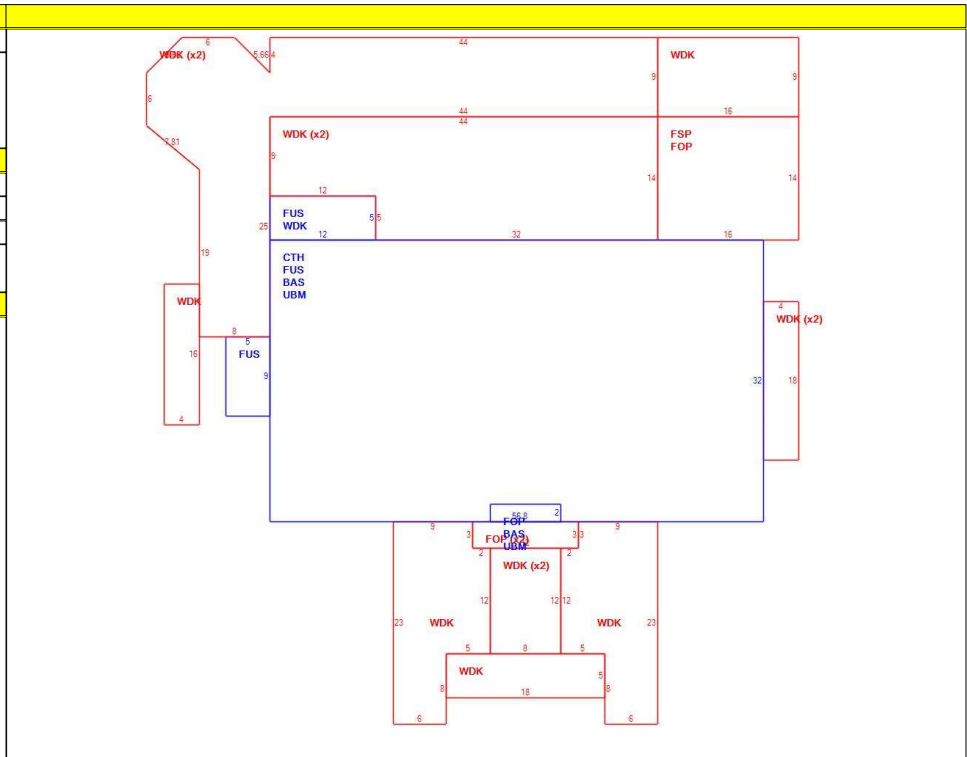


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
KIDDER KATHERINE J--TRS 98 POCHA REALTY TRUST C/O MICHAEL KIDDER PO BOX 1038 EDGARTOWN MA 02539						Description	Code	Appraised	Assessed							
						RESIDENTL	0130	2,161,150	2,161,150							
						RES LND	0130	1,794,500	1,794,500							
		SUPPLEMENTAL DATA				COMMERCL	0310	386,350	386,350							
		Alt Prcl ID	Restriction		COMM LND	0310	10,200	10,200								
		PLN#/Rec	CF 634 5/17/95	Hist Distrct												
		Lot#	1	Other Note												
		Plan Notes		UC-Misc 1												
		Plan Notes		UC-Misc 2												
		Plan Notes														
		GIS ID	M_286528_790080	Assoc Pid#												
						Total		4,352,200	4,352,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KIDDER KATHERINE J--TRS		1317 0833	05-16-2013	U	I	3,150,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RYAN KATHRYN H & PATRICK W		0952 0548	06-13-2003	U	V	1	1F	2023	0130	2,184,350	2022	0130	1,654,150	2021	0130	1,654,150
RYAN KATHRYN H & PATRICK W		0938 0701	04-08-2003	U	V	1	1A		0130	1,704,800		0130	1,490,525		0130	1,139,860
RYAN PATRICK & KATHRYN H		0820 0885	01-24-2001	U	V	950,000	1J		0310	376,550		0310	308,750		0310	308,750
KLUGMAN JEFFRY TRS & MAYO FR		0820 0876	01-24-2001	U	V	298,000	1F		0310	9,700		0310	8,650		0310	6,650
						Total		4,275,400	Total	3,462,075	Total	3,109,410				
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)							2,319,100				
CPY5					Appraised Xf (B) Value (Bldg)							225,900				
					Appraised Ob (B) Value (Bldg)							2,500				
					Appraised Land Value (Bldg)							1,804,700				
					Special Land Value							0				
					Total Appraised Parcel Value							4,352,200				
					Valuation Method							C				
					Total Appraised Parcel Value							4,352,200				
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		
258-2016	06-28-2016	CO	CO ISSUED			0		GAR/COMM KITCH	05-26-2022	LS			11	Field Review		
2016-258	11-20-2015	RN	Res New Cons	550,000		0		GAR 477SF/COMM KITCHEN	05-31-2018	EP			01	Cyclical Reinspection		
2015-207	11-18-2014	RN	Res New Cons			0		FOUNDATION ONLY	06-15-2017	EP			01	Cyclical Reinspection		
2013-446	06-28-2013	RA	Res Add/Alter					DECK STAIRS	05-23-2017	DM			11	Field Review		
									05-09-2017	DT			11	Field Review		
									02-17-2017	EP			01	Cyclical Reinspection		
									06-15-2016	EP			00	Measur+Listed		
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	0101	SINGL FAM M-0	R12		125,680	SF	2.04	1.00000	0	1.00	CPY5	2.000	VV	V30	12.24	1,538,300
1	0101	SINGL FAM M-0	R12		4.100	AC	30,000.00	1.00000	0	1.00	CPY5	2.000			60,000	246,000
Total Card Land Units					6.99	AC	Parcel Total Land Area					7.10	Total Land Value			1,784,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy	0				
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					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	8				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
			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		1,856,735			
Year Built		2003			
Effective Year Built		2017			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
Cns Sect Rcnd		1,763,900			
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
SHD1	SHED FRAME	L	128	16.00	2011		90		0.00	1,800
FPL3	FPL MSNRY 2	B	2	4000.00	2011		95		0.00	7,600
FPO	EXTRA FPLO	B	1	800.00	2011		95		0.00	800
ODS	OUTDOOR S	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	1,808	1,808	1,808	396.97	717,722
CTH	Cath Cing	0	1,792	90	19.94	35,727
FOP	Porch, Open, Finished	0	312	62	78.89	24,612
FSP	Porch, Screen, Finished	0	224	56	99.24	22,230
FUS	Upper Story, Finished	1,897	1,897	1,897	396.97	753,052
UBM	Basement, Unfinished	0	1,808	362	79.48	143,703
WDK	Deck, Wood	0	3,674	367	39.65	145,688
Ttl Gross Liv / Lease Area		3,705	11,515	4,642		1,842,734



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KIDDER KATHERINE J--TRS						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
98 POCHA REALTY TRUST						RESIDENTL	0130	2,161,150	2,161,150	
C/O MICHAEL KIDDER		SUPPLEMENTAL DATA				RES LND	0130	1,794,500	1,794,500	
PO BOX 1038		Alt Prcl ID	Restriction		COMMERCL	0310	386,350	386,350		
EDGARTOWN MA 02539		PLN#/Rec CF 634 5/17/95	Hist Distrct		COMM LND	0310	10,200	10,200		
		Lot# 1	Other Note							
		Plan Notes	UC-Misc 1							
		Plan Notes	UC-Misc 2							
		Plan Notes								
		GIS ID M_286528_790080	Assoc Pid#							
						Total		4,352,200	4,352,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KIDDER KATHERINE J--TRS	1317	0833	05-16-2013	U	I	3,150,000	1V	Year	Code	Assessed	Year	Code	Assessed		
RYAN KATHRYN H & PATRICK W	0952	0548	06-13-2003	U	V	1	1F	2023	0130	2,184,350	2022	0130	1,654,150		
RYAN KATHRYN H & PATRICK W	0938	0701	04-08-2003	U	V	1	1A		0130	1,704,800		0130	1,490,525		
RYAN PATRICK & KATHRYN H	0820	0885	01-24-2001	U	V	950,000	1J		0310	376,550		0310	308,750		
KLUGMAN JEFFRY TRS & MAYO FR	0820	0876	01-24-2001	U	V	298,000	1F		0310	9,700		0310	6,650		
								Total		4,275,400	Total		3,462,075	Total	3,109,410

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CPY5				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,319,100
Appraised Xf (B) Value (Bldg)	225,900
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	1,804,700
Special Land Value	0
Total Appraised Parcel Value	4,352,200
Valuation Method	C
Total Appraised Parcel Value	4,352,200

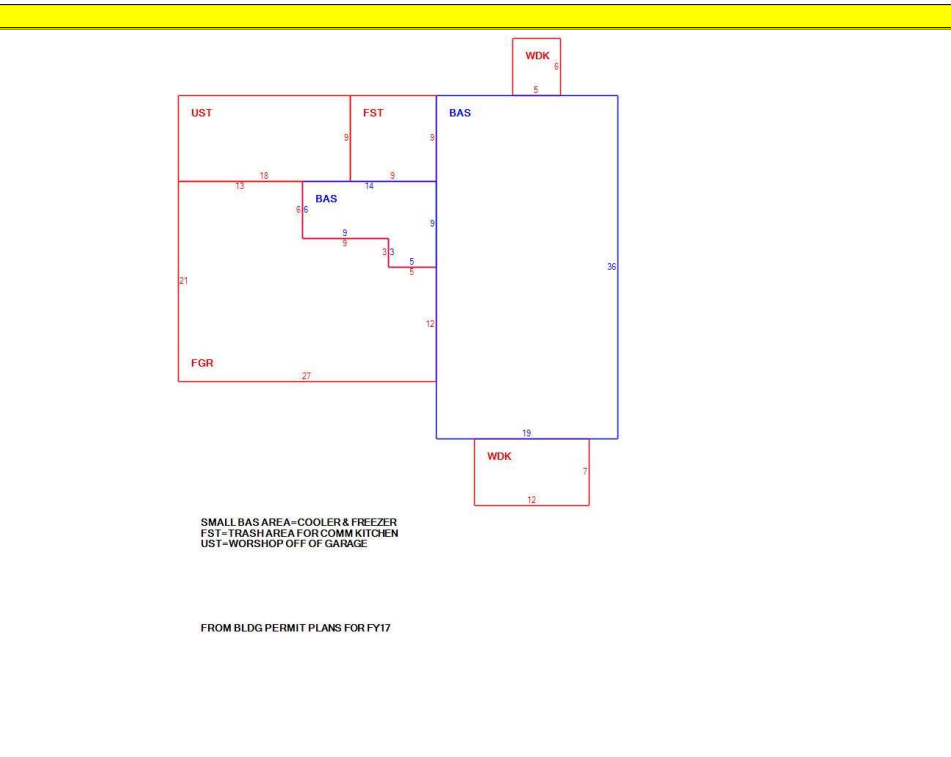
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

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	0101	SINGL FAM M-0			5,000 SF	2.04	1.00000	0	1.00	CPY5	2.000			4.08	20,400
Total Card Land Units					0.11	AC	Parcel Total Land Area					7.10	Total Land Value		20,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	06	Good			
Stories:	1				
Occupancy					
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	02	Wall Brd/Wood			
Interior Flr 1	03	Concr-Finished			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	00				
Total Bthrms:	0				
Total Half Baths	1				
Total Xtra Fixtrs	4				
Total Rooms:					
Bath Style:					
Kitchen Style:					

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	638,104
Year Built	2015
Effective Year Built	2019
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	10
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	555,200
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
MSC9	COMM KITCH	B	1	250000.0	2016		87		0.00	217,500
ODS	OUTDOOR S	L		700.00	2017		100		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	783	783	783	575.46	450,582
FGR	Garage	0	468	187	229.94	107,610
FST	Utility, Finished	0	81	41	291.28	23,594
UST	Utility, Storage, Unfinished	0	162	73	259.31	42,008
WDK	Deck, Wood	0	114	11	55.53	6,330
Ttl Gross Liv / Lease Area		783	1,608	1,095		630,124

