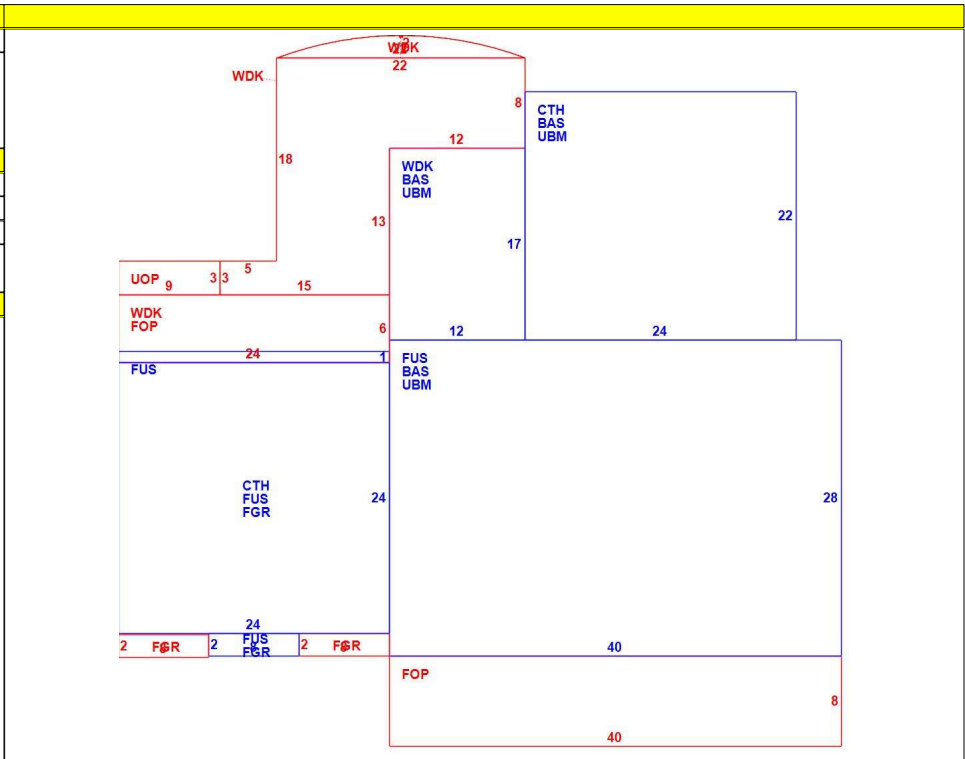


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
TWO WHEELER HOLDINGS LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed			VISION				
1000 WASHINGTON ST				1 Paved		RESIDENTL	1013	1,364,500	1,364,500							
FOXBORO MA 02035		SUPPLEMENTAL DATA				RES LND	1013	5,259,100	5,259,100	VISION						
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_283658_789658		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total		6,623,600		6,623,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TWO WHEELER HOLDINGS LLC		82 191	04-30-2021	Q	I	6,290,000	00	Year	Code	Assessed	Year	Code	Assessed			
GUITTAR LEE J TRS		0064 0337	02-06-2006	U	I	1	1A	2023	1013	1,389,800	2022	1013	1,283,700			
GUITTAR LEE J & ARON KAREN J		0057 0005	12-09-1999	Q	I	1,575,000	00		1013	4,670,700		1013	6,835,140			
BATES PHILIP K III		0031 0269	12-09-1983	Q	I	230,000	00	Total		6,060,500		Total 8,118,840				
		00025 0033	05-04-1979			160,000		Total		6,623,600		Total 6,623,600				
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) 1,360,400							
EBR									Appraised Xf (B) Value (Bldg) 3,400							
NOTES												Appraised Ob (B) Value (Bldg) 700				
WATER VIEW LOT 480												Appraised Land Value (Bldg) 5,259,100				
WD STOVE LC 8761-33												Special Land Value 0				
FPL-EXTRA STONE												Total Appraised Parcel Value 6,623,600				
												Valuation Method C				
												Total Appraised Parcel Value 6,623,600				
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		
2023-275	12-19-2022	RA	Res Add/Alter			0		REPLACE ROOFING	10-26-2022	EH		6	01	Cyclical Reinspection		
2012-17	07-28-2011	RA	Res Add/Alter					REPAIR FIRE & WATER DAM	05-24-2022	LS			11	Field Review		
									03-02-2022	EH			01	Cyclical Reinspection		
									05-24-2017	PH			11	Field Review		
									06-17-2014	SER			11	Field Review		
									06-01-2012	EP			11	Field Review		
									11-28-2011	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	1013	SFR WATER M-	R60		34,500	SF 10.66	1.00000	7	1.00	0068	2.200	WF	W65	152.44	5,259,100	
1	1013	SFR WATER M-	R60		90	FF 0.01	1.00000	0	1.00	0068	2.200			0.02	0	
Total Card Land Units					0.79	AC	Parcel Total Land Area					0.79	Total Land Value			5,259,100

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					
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			1,600,507		
Year Built			1978		
Effective Year Built			2007		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
Cns Sect Rcnd			1,360,400		
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
FPL3	FPL MSNRY 2	B	1	4000.00	2006		85		0.00	3,400
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	1,852	1,852	1,852	355.84	659,012
CTH	Cath Cing	0	1,104	55	17.73	19,571
FGR	Garage	0	624	250	142.56	88,960
FOP	Porch, Open, Finished	0	464	93	71.32	33,093
FUS	Upper Story, Finished	1,736	1,736	1,736	355.84	617,735
UBM	Basement, Unfinished	0	1,852	370	71.09	131,660
UOP	Porch, Open, Unfinished	0	27	3	39.54	1,068
WDK	Deck, Wood	0	699	70	35.63	24,909
Ttl Gross Liv / Lease Area		3,588	8,358	4,429		1,576,008

