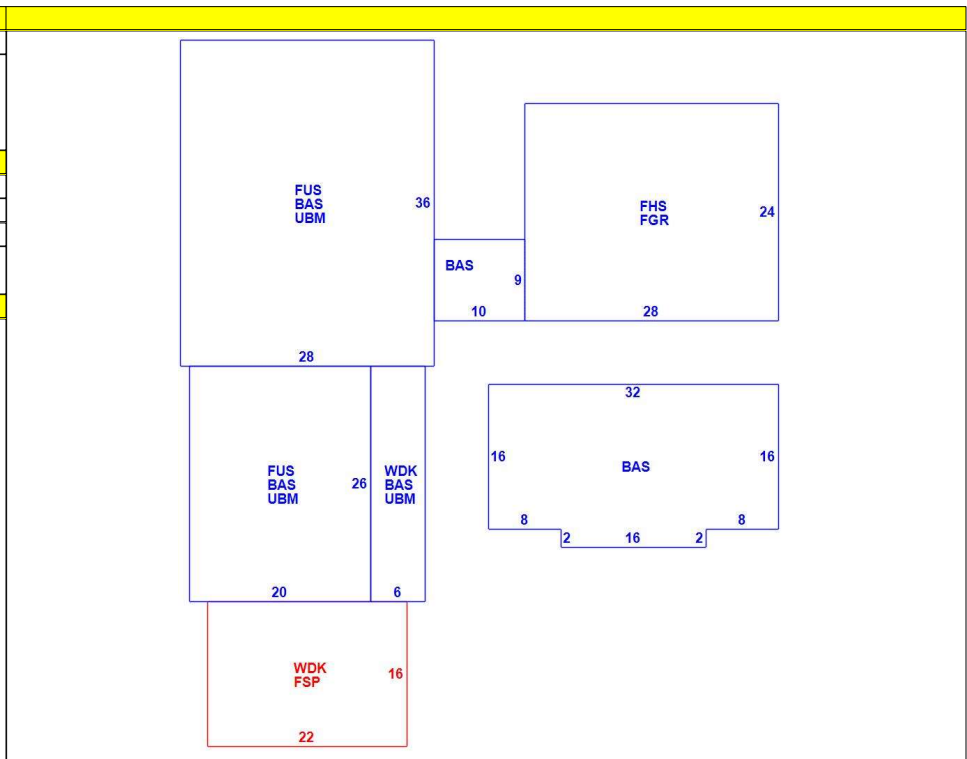


| CURRENT OWNER  |            | TOPO                   | UTILITIES    | STRT / ROAD       | LOCATION    | CURRENT ASSESSMENT        |           |   |            | 1302<br>EDGARTOWN, MA<br><b>VISION</b> |           |  |                     |                       |            |
|--|------------|------------------------|--------------|-------------------|-------------|---------------------------|-----------|---|------------|--|-----------|--|---------------------|-----------------------|------------|
| MINGOLELLI MICHAEL A JR --TRS<br><br>60 CARTWRIGHT ROAD<br><br>WELLESLEY MA 02482            |            |                        |              | 9 Town Street     |             | Description               | Code      | Appraised   | Assessed   |  |           | RESIDENTL 1010 2,605,000 2,605,000<br>RES LND 1010 841,900 841,900   |                     |                       |            |
|  |            |                        |              | 1 Paved           |             | Total 3,446,900 3,446,900 |           |   |            |  |           |  |                     |                       |            |
| SUPPLEMENTAL DATA  |            |                        |              |                   |             |                           |           |   |            |  |           |  |                     |                       |            |
| Alt Prcl ID  |            | PLN#/Rec               |              | Restriction       |             |                           |           |   |            |  |           |  |                     |                       |            |
| Lot#   |            | Plan Notes             |              | Hist Distrct      |             |                           |           |   |            |  |           |  |                     |                       |            |
| Plan Notes   |            | Plan Notes             |              | Other Note        |             |                           |           |   |            |  |           |  |                     |                       |            |
| Plan Notes   |            | GIS ID M_281754_792868 |              | 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)         |           |  |                     |                       |            |
| MINGOLELLI MICHAEL A JR --TRS<br>PARENT BONNIE M<br>CIANCIO BONNIE M &                       |            |                        |              | 1552 137          | 11-19-2020  | U                         | V         | 1,800,000   | 1V         | Year                                   | Code      | Assessed   | Year                | Code                  | Assessed   |
|  |            |                        |              | 1361 0413         | 11-10-2014  | U                         | V         | 1   | 1A         | 2023                                   | 1010      | 1,040,300  | 2022                | 1060                  | 8,600      |
|  |            |                        |              | 0372 0768         | 03-07-1980  | U                         | V         | 1   | 1A         | 1010                                   | 849,100   | 1060   | 844,400             | 1060                  | 741,000    |
|  |            |                        |              | Total             |             |                           |           |   |            | Total                                  |           | Total  |                     | Total                 |            |
|  |            |                        |              |                   |             |                           |           |   |            | 1,889,400                              |           | 853,000  |                     | 749,600               |            |
| 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   |            |                        |              |                   |             |                           |           |   |            |  |           |  |                     |                       |            |
| Nbhd   |            | Nbhd Name              |              | B                 |             | Tracing                   |           | Batch   |            |  |           |  |                     |                       |            |
| 0050   |            |                        |              |                   |             |                           |           |   |            |  |           |  |                     |                       |            |
| NOTES  |            |                        |              |                   |             |                           |           |   |            |  |           |  |                     |                       |            |
| ADDR CH TO #60 FROM CLEVELANDTOWN RD<br>SD OF 29A-85.1 CF 622<br>1994<br>LOT 1 PARENT CF 622 |            |                        |              |                   |             |                           |           |   |            |  |           | Appraised Bldg. Value (Card) 2,536,200<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 68,800<br>Appraised Land Value (Bldg) 841,900<br>Special Land Value 0<br>Total Appraised Parcel Value 3,446,900<br>Valuation Method C<br>Total Appraised Parcel Value 3,446,900 |                     |                       |            |
| 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        |            |
| 2023-97  | 11-01-2022 | RN                     | Res New Cons |                   |             | 0                         |           | BUILD SPL   | 03-21-2023 | EH                                     |           |  | 01                  | Cyclical Reinspection |            |
| 2022-288   | 11-15-2021 | RN                     | Res New Cons | 120,000           |             |                           |           | BUILD POOL PAVILION   | 06-15-2022 | EH                                     |           |  | 00                  | Measur+Listed         |            |
| 2021-910   | 06-30-2021 | RN                     | Res New Cons | 1,879,800         |             |                           |           | BUILD SFR/FGR   | 05-31-2022 | LS                                     |           |  | 11                  | Field Review          |            |
| 2021-701   | 04-07-2021 | DE                     | Demolish     | 10,000            |             |                           |           | DEMO GARAGE   | 05-16-2017 | MM                                     |           |  | 11                  | Field Review          |            |
|  |            |                        |              |                   |             |                           |           |   | 11-15-2011 | MM                                     |           |  | 11                  | Field Review          |            |
|  |            |                        |              |                   |             |                           |           |   | 08-04-2008 | EP                                     |           |  | 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  | 1010       | SINGL FAM M-0          | R20          |                   | 21,780 SF   | 14.57                     | 1.00000   | 4   | 1.00       | 0060                                   | 2.600     |  |                     | 37.88                 | 825,100    |
| 1  | 1010       | SINGL FAM M-0          | R20          |                   | 0.190 AC    | 34,000.00                 | 1.00000   | 0   | 1.00       | 0060                                   | 2.600     |  |                     | 88,400                | 16,800     |
| Total Card Land Units  |            |                        |              |                   | 0.69 AC     | Parcel Total Land Area    |           |   |            |  | 0.69      | Total Land Value   |                     |                       | 841,900    |

| CONSTRUCTION DETAIL            |    |                | CONSTRUCTION DETAIL (CONTINUED) |         |             |
|--------------------------------|----|----------------|---------------------------------|---------|-------------|
| Element                        | Cd | Description    | Element                         | Cd      | Description |
| Style:                         | 07 | Standard Plus  |                                 |         |             |
| Model                          | 01 | Residential    |                                 |         |             |
| Grade:                         | 06 | Good           |                                 |         |             |
| Stories:                       | 2  |                |                                 |         |             |
| Occupancy                      |    |                |                                 |         |             |
| Exterior Wall 1                | 14 | Wood Shingle   |                                 |         |             |
| Exterior Wall 2                | 11 | Clapboard      |                                 |         |             |
| 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:                       | 02 | Heat Pump      |                                 |         |             |
| Total Bedrooms                 | 04 | 4 Bedrooms     |                                 |         |             |
| Total Bthrms:                  | 3  |                |                                 |         |             |
| Total Half Baths               | 2  |                |                                 |         |             |
| Total Xtra Fixtrs              | 2  |                |                                 |         |             |
| Total Rooms:                   |    |                |                                 |         |             |
| Bath Style:                    |    |                |                                 |         |             |
| Kitchen Style:                 |    |                |                                 |         |             |
|                                |    |                | <b>CONDO DATA</b>               |         |             |
| Parcel Id                      |    |                | C                               | Owne    | 0.0         |
| Adjust Type                    |    | Code           | Description                     | Factor% |             |
| Condo Flr                      |    |                |                                 | B       | S           |
| Condo Unit                     |    |                |                                 |         |             |
| <b>COST / MARKET VALUATION</b> |    |                |                                 |         |             |
| Building Value New             |    |                | 2,536,178                       |         |             |
| Year Built                     |    |                | 2022                            |         |             |
| Effective Year Built           |    |                | 2022                            |         |             |
| Depreciation Code              |    |                | A                               |         |             |
| Remodel Rating                 |    |                |                                 |         |             |
| Year Remodeled                 |    |                |                                 |         |             |
| Depreciation %                 |    |                | 0                               |         |             |
| Functional Obsol               |    |                | 0                               |         |             |
| External Obsol                 |    |                | 0                               |         |             |
| Trend Factor                   |    |                | 1                               |         |             |
| Condition                      |    |                |                                 |         |             |
| Condition %                    |    |                |                                 |         |             |
| Percent Good                   |    |                | 100                             |         |             |
| Cns Sect Rcnd                  |    |                | 2,536,200                       |         |             |
| 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 |
| SPL3   | INGR GUNITE | L   | 648   | 100.00     |        |          | 100  |       | 0.00       | 64,800      |
| 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             | 2,318       | 2,318      | 2,318    | 510.03    | 1,182,259      |
| FGR                               | Garage                  | 0           | 672        | 269      | 204.17    | 137,199        |
| FHS                               | Half Story, Finished    | 336         | 672        | 336      | 255.02    | 171,371        |
| FSP                               | Porch, Screen, Finished | 0           | 352        | 88       | 127.51    | 44,883         |
| FUS                               | Upper Story, Finished   | 1,528       | 1,528      | 1,528    | 510.03    | 779,332        |
| UBM                               | Basement, Unfinished    | 0           | 1,684      | 337      | 102.07    | 171,881        |
| WDK                               | Deck, Wood              | 0           | 508        | 51       | 51.20     | 26,012         |
| Ttl Gross Liv / Lease Area        |                         | 4,182       | 7,734      | 4,927    |           | 2,512,937      |

