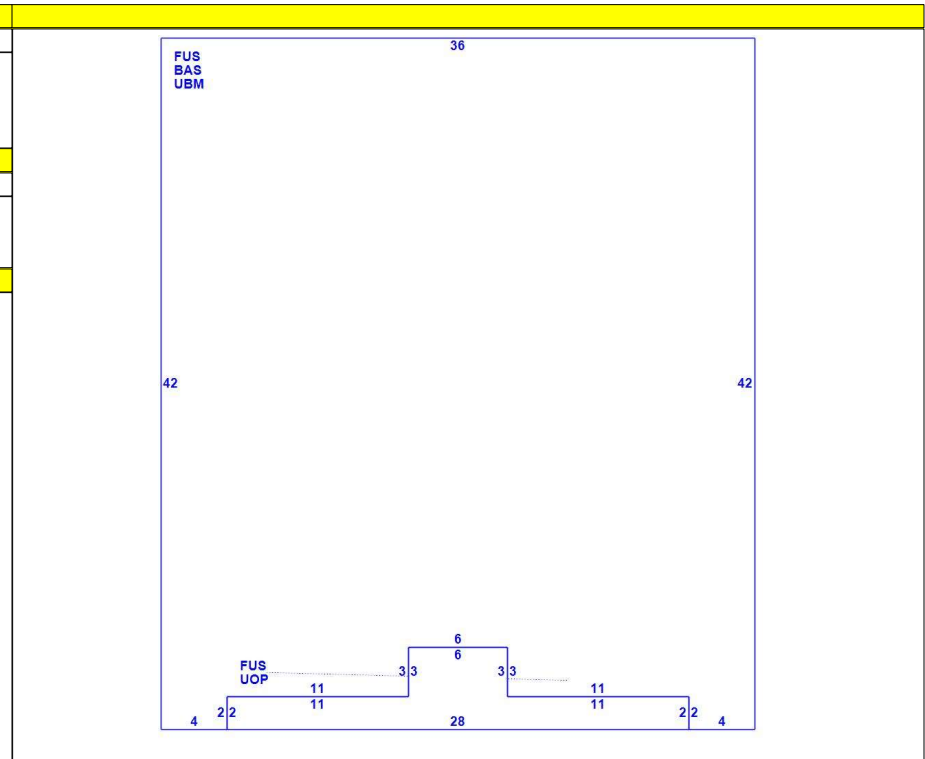


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>						
COURTNEY BARBARA M TRS 61 MAIN STREET REALTY TRUST 34 GAINES WAY BOX 266 EDGARTOWN MA 02539			3 Public Sewer	9 Town Street		Description	Code	Appraised	Assessed							
				1 Paved		RESIDENTL	0130	1,278,350	1,278,350							
		<b>SUPPLEMENTAL DATA</b>				RES LND	0130	1,101,129	1,101,129							
		Alt Prcl ID	Restriction	COMMERCL	0310	1,003,450	1,003,450									
PLN#/Rec	Hist Distrct X	COMM LND	0310	890,371	890,371											
Lot#	Other Note	Total			4,273,300	4,273,300										
Plan Notes	UC-Misc 1															
Plan Notes	UC-Misc 2															
Plan Notes																
GIS ID	M_282465_793804	Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COURTNEY BARBARA M TRS COURTNEY EUGENE J MERCIER HERBERT R JR AND		1303 0062	12-27-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0324 0428	04-01-1975			0		2023	0130	1,278,350	2022	0130	936,250	2021	0130	588,958
		0301 2290	09-11-1972			0			0130	1,101,129		0130	705,850		0130	705,850
						0			0310	1,003,450		0310	742,750		0310	467,242
						0			0310	890,371		0310	570,750		0310	570,750
								Total	4,273,300	Total	2,955,600	Total	2,332,800			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B	Tracing		Batch				Appraised Bldg. Value (Card)						2,281,800
CBD1										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						0
										Appraised Land Value (Bldg)						1,991,500
										Special Land Value						0
										Total Appraised Parcel Value						4,273,300
										Valuation Method						C
										Total Appraised Parcel Value						4,273,300
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	
										05-10-2017	DT			11	Field Review	
										03-21-2011	DT			11	Field Review	
										10-24-2008	EP			11	Field Review	
										04-24-2007	DT			11	Field Review	
										05-11-2004	DT			11	Field Review	
										01-02-2002	DT			11	Field Review	
										09-18-2000	KF			00	Measur+Listed	
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	0325	RETAIL <10K SF	B1		2,341 SF	394.35	1.00000	0	1.00	CBD1	1.000	N SUMMER ST		0	394.35 923,200	
Total Card Land Units					0.05 AC	Parcel Total Land Area: 0.12					Total Land Value					1,991,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Apt/Store			
Model	94	Commercial			
Grade	03	Average			
Stories:	2				
Occupancy	3.00				
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 Floor 1	14	Carpet	RCN		1,414,877
Interior Floor 2					
Heating Fuel	02	Oil	Year Built		1900
Heating Type	05	Hot Water	Effective Year Built		1986
AC Type	01	None	Depreciation Code		A
Bldg Use	0325	RETAIL <10K SF	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms	04		Depreciation %		35
Total Baths	2.5		Functional Obsol		5
Heat/AC	00	NONE	External Obsol		0
Frame Type	02	WOOD FRAME	Trend Factor		1
Baths/Plumbing	02	AVERAGE	Condition		
Ceiling/Wall	06	CEIL & WALLS	Condition %		
Rooms/Prtns	02	AVERAGE	Percent Good		60
Wall Height	10.00		Cns Sect Rcndd		848,900
% Comn Wall	0.00		Dep % Ovr		
1st Floor Use:	0325		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	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,438	1,438	1,438	445.35	640,413	
FUS	Upper Story, Finished	1,512	1,512	1,436	422.96	639,523	
UBM	Basement, Unfinished	0	1,438	288	89.19	128,261	
UOP	Porch, Open, Unfinished	0	74	15	90.27	6,680	
Ttl Gross Liv / Lease Area		2,950	4,462	3,177		1,414,877	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COURTNEY BARBARA M TRS 61 MAIN STREET REALTY TRUST 34 GAINES WAY BOX 266 EDGARTOWN MA 02539			3 Public Sewer	9 Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA  <b>VISION</b>	
				1 Paved		RESIDENTL	0130	1,278,350	1,278,350		
		<b>SUPPLEMENTAL DATA</b>					RES LND	0130	1,101,129		1,101,129
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282465_793804					Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#	COMMERCL COMM LND	0310 0310		1,003,450 890,371
						Total		4,273,300	4,273,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COURTNEY BARBARA M TRS COURTNEY EUGENE J MERCIER HERBERT R JR AND		1303 0062	12-27-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0324 0428	04-01-1975			0		2023	0130	1,278,350	2022	0130	936,250	2021	0130	588,958
		0301 2290	09-11-1972			0			0130	1,101,129		0130	705,850		0130	705,850
									0310	1,003,450		0310	742,750		0310	467,242
								0310	890,371		0310	570,750		0310	570,750	
						Total		4,273,300	Total		2,955,600	Total		2,332,800		

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								
CBD1												
NOTES				Appraised Bldg. Value (Card) 2,281,800								
SHIRT TALES=BAS BLDG FACES MAIN ST TOTAL REHAB TO BAS+ EXTERIOR IN 2001 FUS A SHELL FOR FY05 FY08 LIVNG AREA IN HALF OF 2ND + ALL 3RD				Appraised Xf (B) Value (Bldg) 0								
				Appraised Ob (B) Value (Bldg) 0								
				Appraised Land Value (Bldg) 1,991,500								
				Special Land Value 0								
				Total Appraised Parcel Value 4,273,300								
				Valuation Method C								
				Total Appraised Parcel Value 4,273,300								

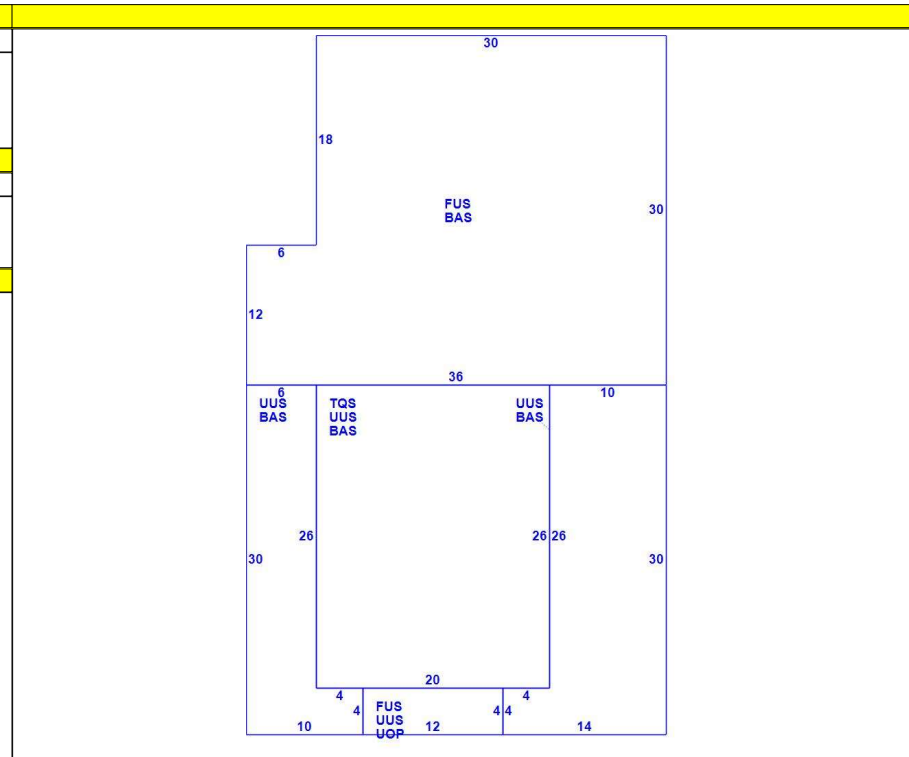
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
											08-16-2022	EH			01	Cyclical Reinspection

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	0325	RETAIL <10K SF	B1		2,709 SF	394.35	1.00000	0	1.00	CBD1	1.000			0	394.35 1,068,300
Total Card Land Units					0.06 AC	Parcel Total Land Area: 0.12					Total Land Value 1,991,500				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Apt/Store			
Model:	94	Commercial			
Grade:	04	Above Ave			
Stories:	2				
Occupancy:	3.00				
Exterior Wall 1:	14	Wood Shingle			
Exterior Wall 2:	25	Vinyl Siding			
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asph/F Gls/Cmp			
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1:	14	Carpet			
Interior Floor 2:					
Heating Fuel:	03	Gas			
Heating Type:	05	Hot Water			
AC Type:	01	None			
Bldg Use:	0325	RETAIL <10K SF			
Total Rooms:					
Total Bedrms:	04				
Total Baths:	2.5				
Heat/AC:	00	NONE			
Frame Type:	02	WOOD FRAME			
Baths/Plumbing:	02	AVERAGE			
Ceiling/Wall:	06	CEIL & WALLS			
Rooms/Prtns:	02	AVERAGE			
Wall Height:	9.00				
% Conn Wall:					
1st Floor Use:	0325				

MIXED USE		
Code	Description	Percentage
0325	RETAIL <10K SF	41
0104	TWO FAMILY M-01	59
		0

COST / MARKET VALUATION	
RCN	1,910,597
Year Built	1900
Effective Year Built	2001
Depreciation Code	E
Remodel Rating	05
Year Remodeled	2001
Depreciation %	20
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
Cns Sect Rcnd	1,432,900
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	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,004	2,004	2,004	456.97	915,770	
FUS	Upper Story, Finished	1,020	1,020	969	434.12	442,805	
TQS	Three Quarter Story	442	520	442	388.43	201,981	
UOP	Porch, Open, Unfinished	0	48	10	95.20	4,570	
UUS	Upper Story, Unfinished	0	1,080	756	319.88	345,470	
Ttl Gross Liv / Lease Area		3,466	4,672	4,181		1,910,596	

