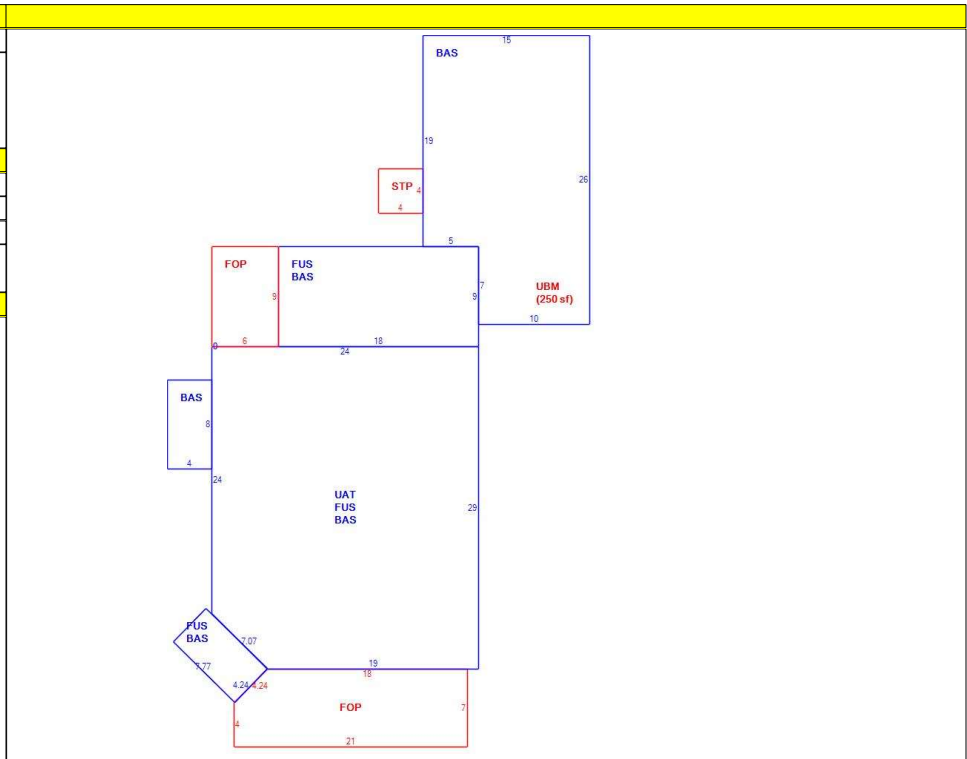


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA																											
50 SOUTH WATER LLC				2	Public Water	9	Town Street			Description	Code	Appraised	Assessed																												
EPSTEIN BROWN & GIOIA LLC				3	Public Sewer	1	Paved			RESIDENTL	1090	1,973,600	1,973,600																												
ATTN ROBERT BROWN		SUPPLEMENTAL DATA										RES LND	1090	2,183,800	2,183,800																										
75 EISENHOWER PKWY STE 120		Alt Prcl ID				Restriction				<table border="1"> <tr> <td colspan="2">ROSELAND NJ 07068</td> <td colspan="2">PLN#/Rec</td> <td colspan="2">Hist Distrct</td> <td colspan="2">X</td> <td colspan="2">Other Note</td> <td colspan="2">UC-Misc 1</td> <td colspan="2">UC-Misc 2</td> </tr> <tr> <td colspan="2">Plan Notes</td> <td colspan="2">Plan Notes</td> <td colspan="2">Plan Notes</td> <td colspan="2">Assoc Pid#</td> <td colspan="2">Total</td> <td colspan="2">4,157,400</td> <td colspan="2">4,157,400</td> </tr> </table>				ROSELAND NJ 07068		PLN#/Rec		Hist Distrct		X		Other Note		UC-Misc 1		UC-Misc 2		Plan Notes		Plan Notes		Plan Notes		Assoc Pid#		Total		4,157,400		4,157,400	
ROSELAND NJ 07068		PLN#/Rec		Hist Distrct		X		Other Note						UC-Misc 1		UC-Misc 2																									
Plan Notes		Plan Notes		Plan Notes		Assoc Pid#		Total						4,157,400		4,157,400																									
Plan Notes		Plan Notes		Plan Notes		Assoc Pid#		Total						4,157,400		4,157,400																									
Plan Notes		Plan Notes		Plan Notes		Assoc Pid#		Total						4,157,400		4,157,400																									
GIS ID		M_282448_793616		Assoc Pid#		Total		4,157,400		4,157,400		4,157,400																													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
50 SOUTH WATER LLC		1402	0498	04-07-2016		U	I			1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed																					
BROWN H HARDING--TRS		1402	0497	04-07-2016		U	I			1	1A	2023	1090	1,973,600	2022	1090	1,771,900	2021	1090	1,574,900																					
BROWN ROBERTA C 1999		0774	0474	08-24-1999		U	I			1	00		1090	2,183,800		1090	2,337,398		1090	1,954,343																					
BROWN ROBERTA C		0686	0515	10-11-1996		U	I			1	1A																														
BROWN H HARDING &		0261	0553	05-27-1966						0																															
										Total		4,157,400		Total		4,109,298		Total		3,529,243																					
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)				1,970,700																							
SW39														Appraised Xf (B) Value (Bldg)				600																							
												Appraised Ob (B) Value (Bldg)				2,300																									
												Appraised Land Value (Bldg)				2,183,800																									
												Special Land Value				0																									
												Total Appraised Parcel Value				4,157,400																									
												Valuation Method				C																									
												Total Appraised Parcel Value				4,157,400																									
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																								
												05-17-2022	DM			11	Field Review																								
												10-05-2018	EP			01	Cyclical Reinspection																								
												05-17-2017	MM			11	Field Review																								
												11-09-2015	EP			01	Cyclical Reinspection																								
												06-18-2014	MM			11	Field Review																								
												09-26-2012	EP			01	Cyclical Reinspection																								
												11-17-2011	MM			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	1090	MULTI HSES	R5		8,520 SF	32.04	1.00000	9	1.00	0100	6.400	VIEW		V12		256.32	2,183,800																								
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value					2,183,800																							

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	04	Plywood Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	5				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	9				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			1,769,381		
Year Built			1865		
Effective Year Built			2006		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
Cns Sect Rcnld			1,504,000		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



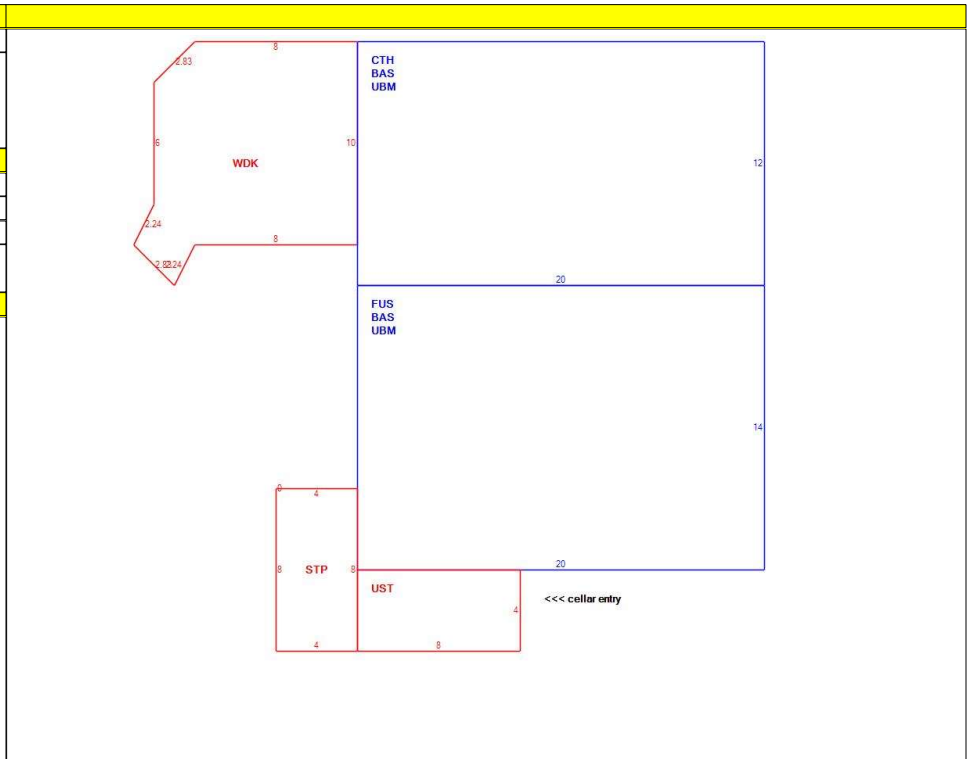
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU2	BRICK	B	1	700.00	2001		85		0.00	600
PAT2	PATIO-GOOD	L	324	7.00			100		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,266	1,266	1,266	753.64	954,105	
FOP	Porch, Open, Finished	0	197	39	149.20	29,392	
FUS	Upper Story, Finished	879	879	879	753.64	662,447	
STP	Stoop	0	16	2	94.20	1,507	
UAT	Attic, Unfinished	0	684	68	74.92	51,247	
UBM	Basement, Unfinished	0	250	50	150.73	37,682	
Ttl Gross Liv / Lease Area		2,145	3,292	2,304		1,736,380	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
50 SOUTH WATER LLC EPSTEIN BROWN & GIOIA LLC ATTN ROBERT BROWN 75 EISENHOWER PKWY STE 120 ROSELAND NJ 07068			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description RESIDENTL RES LND	Code 1090 1090	Appraised 1,973,600 2,183,800	Assessed 1,973,600 2,183,800			VISION					
SUPPLEMENTAL DATA						Total		4,157,400	4,157,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
50 SOUTH WATER LLC BROWN H HARDING--TRS BROWN ROBERTA C 1999 BROWN ROBERTA C BROWN H HARDING &		1402 1402 0774 0686 0261	0498 0497 0474 0515 0553	04-07-2016 04-07-2016 08-24-1999 10-11-1996 05-27-1966	U U U U	I I I I	1 1 1 1 0	1A 1A 00 1A 0	Year 2023	Code 1090 1090	Assessed 1,973,600 2,183,800	Year 2022	Code 1090 1090	Assessed 1,771,900 2,337,398	Year 2021	Code 1090 1090	Assessed 1,574,900 1,954,343
Total								Total	4,157,400	Total	4,109,298	Total	3,529,243				
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)				1,970,700	
SW39											Appraised Xf (B) Value (Bldg)				600		
												Appraised Ob (B) Value (Bldg)				2,300	
												Appraised Land Value (Bldg)				2,183,800	
												Special Land Value				0	
												Total Appraised Parcel Value				4,157,400	
												Valuation Method				C	
												Total Appraised Parcel Value				4,157,400	
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	R5		0 SF	57.18	1.00000	9	1.00	0100	6.400				365.95	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.20	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model:	01	Residential			
Grade:	05	Ave/Good			
Stories:	1.75				
Occupancy:	1				
Exterior Wall 1:	14	Wood Shingle			
Exterior Wall 2:					
Roof Structure:	05	Salt Box			
Roof Cover:	03	Asph/F Gls/Cmp			
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:	06	Cust Wd Panel			
Interior Flr 1:	12	Hardwood			
Interior Flr 2:	09	Pine/Soft Wood			
Heat Fuel:	01	Coal or Wood			
Heat Type:	01	None			
AC Type:	01	None			
Total Bedrooms:	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	9				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			491,219		
Year Built			1915		
Effective Year Built			2016		
Depreciation Code			R		
Remodel Rating					
Year Remodeled			2015		
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
Cns Sect Rcnd			466,700		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	520	520	520	514.55	267,565	
CTH	Cath Cing	0	240	12	25.73	6,175	
FUS	Upper Story, Finished	280	280	280	514.55	144,073	
STP	Stoop	0	32	3	48.24	1,544	
UBM	Basement, Unfinished	0	520	104	102.91	53,513	
UST	Utility, Storage, Unfinished	0	32	14	225.11	7,204	
WDK	Deck, Wood	0	102	10	50.45	5,145	
Ttl Gross Liv / Lease Area		800	1,726	943		485,219	

