

Lot 1

J-Assessed Owner Of Record EASTWARD MBT LLC TR	FY Class 2025 1300	Taxable Total 200,300	KeyNo 29063	Parcel# 63-CS-0-R	Location 8 TURTLE RUN	Class 1300	Prop Class Description DEV LAND	M% 100																	
Current Owner EASTWARD MBT LLC TR EASTWARD COMPANIES BUSINESS TR 155 CROWELL RD CHATHAM, MA, 02633			# Transfer History Grantees 1 EASTWARD MBT LLC TR 2 FRATIUS ROBERT D JR 3 GIULIETTI JOHN J		Date Cd 11/23/2021 V 12/7/2015 J 12/31/1987 QS	Sale Price 850,000 34692 140,000 29319 15,500 6085	Book Page 34692 11 29319 171 6085 266	Land Ct																	
Cd 100	Category PRIME SITE	T S	Ac/SF 19143	Ngh 6	Fct 1.000	VB	Fct 1.000	VB	Fct 1.000	VB	Fct 1.000	Inf01	Fct 1.000	Inf02	Fct 1.000	Topo	Fct 1.000	Fct 1.000	Lpi	Fct 1.000	Fct 1.000	SAF 1.698	Chpt 0	Chpt Credit 0	Line Value 200,280

Billing Acres 0.439	Category 19,143	Factor NGH 6	Condition VACANT	Units FACTOR 100	Dim / Note RCNLD	Adj Price	Units	YB	Units	Adj Price	RCNLD
NOW INCL 63(C2 (2 AC) AS OF FY09. FY23 ACRES ADJ PER PLAN 604/59. 1.87 AC PARCEL ON PLAN TAKEN BY TOWN VIA EMINENT DOMAIN AND P/O 52 NI-11.											

Taxable	Current FY	Prior FY
Land	200,300	200,300
Bldg	0	0
Other	0	0
Taxable Total	200,300	200,300

B	Goto	BNo	Bldg ID	Modl	Yr Blt	Eff Yr	Sky Qual	Frm	DLCU	OVCU	Lump\$	Meas By	List By	Review By	Bldg RGN	RCM/PSF	Cond	Func	Func Note	Eco	Eco Note	%Gd	Bldg Valu
U	No Buildings																						
I																							
L																							
D																							
I																							
N																							
G																							

Lot 2

Assessed Owner Of Record	FY	Class	Taxable Total	KeyNo	Parcel ID	Location	Class	Prop Class Description	M%
EASTWARD MBT LLC TR	2025	1300	201,000	29064	63-C6-0-R	12 TURTLE RUN	1300	DEV LAND	100
Current Owner # Transfer History Grantees 1 EASTWARD MBT LLC TR 2 FRATUS ROBERT D JR 3 GIULIETTI JOHN J									
L EASTWARD MBT LLC TR									
E EASTWARD COMPANIES BUSINESS TR									
E 155 CROWELL RD									
G CHATHAM, MA, 02633									

Cd	Category	T	Ac/SF	Ngh	Fct	Inf1	Fct	Inf2	Fct	Topo	Fct	Lpi	Fct	SAF	Chpt	Chpt Credit	Line Value
100	PRIME SITE	S	20190	6	1.000	VB	1.000	100	1.000	100	1.000	2	1.000	1.616		0	200,970

Billing Acres	Billing SF	Ngh	Inf1	Inf2	Type	Qual	Fact	Cond	Dim / Note	YB	Units	Adj Price	RCNLD
0.463	20,190	NGH 6			VACANT								
					FACTOR 100								

GoTo	BNo	Bldg ID	Modi	Yr Bld	Eff Yr	Sty Qual	Frm	DLCU	OVCU	Lump\$	MeasBy	ListBy	NetSF	APCU	Size Adj	Blgd RCN	RCN/PSF	Cond	Func	Func Note	Eco	Eco Note	%Gd	Bldg Value	

Pmt No	Pmt Date	Type	Pmt Description	Amount	Insp Date	By	1st
697/14	8/25/2022	5 SPLIT/SUB/LAND	5 SPLIT/SUB/LAND	0	2/17/2023	CJ	100 1
604/59	11/25/2005	5 SPLIT/SUB/LAND	5 SPLIT/SUB/LAND	0	3/11/2008	DY	100 1
604/59	11/25/2005	57 LOT COMBO	57 LOT COMBO	0			100 1

Taxable	Current FY	Prior FY
Land	201,000	201,000
Bldg	0	0
Other	0	0
Taxable Total	201,000	201,000

Lot 3

PK Gateway

Pmt No	Pmt Date	Type	Pmt Description	Amount	Insp Date	By	1st
697/14	8/25/2022	5 SPLIT/SUB/LAND		0	2/17/2023	CI	100.1
604/59	11/25/2005	5 SPLIT/SUB/LAND		0	3/11/2008	DP	100.1
604/59	11/25/2005	57 LOT COMBO		0			100.1

J	Assessed Owner Of Record	FY	Class	Taxable Total	KeyNo	Parcel ID	Location	Class	Prop Class Description	M%
L	EASTWARD MBT LLC TR	2025	1300	198,100	29065	63-C7-0-R	16 TURTLE RUN	1300	DEV LAND	100
E	Current Owner									
E	EASTWARD MBT LLC TR									
E	EASTWARD COMPANIES BUSINESS TR									
G	155 CROWELL RD									
A	CHATHAM, MA, 02633									

Cd	Category	T	Ac/SF	Ngh	Fct	Inf1	Fct	Inf2	Fct	Topo	Fct	Lpi	Fct	SAF	Chpt	Chpt Credit	Line Value
100	PRIME SITE	S	17741	6	1.000	VB	1.000	100	1.000	100	1.000	2	1.000	1.812		0	198,120

Billing Acres 0.407
 Billing SF 17,741
 Ngh NGH 6
 Inf1 VACANT
 Inf2 FACTOR 100
 Type Qual Fact Cond Dim / Note YB Units Adj Price RCNLD

NOW INCL 63/C2 (2 AC) AS OF FY09. FY23 ACRES ADJ PER PLAN 604/59. 1.87 AC PARCEL
 ON PLAN TAKEN BY TOWN VIA EMINENT DOMAIN AND P/O 52 N1-11.

Taxable	Current FY - Prior FY
Land	198,100
Bldg	0
Other	0
Taxable Total	198,100

B	Goto	BNo	Bldg ID	Modl	Yr Bld	Eff Yr	Sty	Qual	Frm	DLCU	OVCU	Lump\$	Meas By	List By	Review By	NetSF	APCU	Size	Adj	Bldg RCN	RCN/PSF	Cond	Func	Func Note	Eco	Eco Note	%Gd	Bldg Value	
I																													

No Buildings

Lot 4

Assessed Owner Of Record EASTWARD MBT LLC TR	FY Class 2025 1300	Taxable Total 199,400	KeyNo 29066	Parcel ID 63-C8-0-R	Location 20 TURTLE RUN	Class 1300	Prop Class Description DEV LAND	M% 100								
Current Owner EASTWARD MBT LLC TR EASTWARD COMPANIES BUSINESS TR E 155 CROWELL RD G CHATHAM, MA, 02633			# Transfer History Grantee 1 EASTWARD MBT LLC TR 2 FRATUS ROBERT D JR 3 GIULIETTI JOHN J		Date Cd 11/23/2021 V 12/7/2015 J 12/31/1987 QS	Sale Price 850,000 140,000 15,500	Book 34692 29319 6085	Page 11 171 266								
Cd 100	Category PRIME SITE	T S	Ac/SF 18508	Ngh 6	Fct 1.000	VB 1.000	Inf11 1.000	Inf12 1.000	Fct 1.000	Topo 100	Fct 1.000	Lpi 2	SAF 1.749	Chpt 0	Chpt Credit 0	Line Value 199,420

Billing Acres 0.425	Now Incl 18,508	Category NGH 6	Factor VACANT	Condition VACANT	Dim / Note FACTOR 100	YB RCNLD	Units RCNLD	Adj Price RCNLD
NOW INCL 63/C2 (2 AC) AS OF FY09. FY23 ACRES ADJ PER PLAN 604/59. 1.87 AC PARCEL ON PLAN TAKEN BY TOWN VIA EMINENT DOMAIN AND P/O 52 N1-11.								
Type Qual	Fact Fact	Cond Cond	Fact Fact	Dim / Note Dim / Note	YB YB	Units Units	Adj Price Adj Price	RCNLD RCNLD

Taxable	Current FY	Prior FY
Land	199,400	199,400
Bldg	0	0
Other	0	0
Taxable Total	199,400	199,400

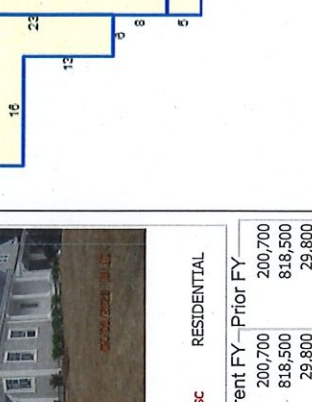
Pmt No 697/14 604/59 604/59	Pmt Date 8/25/2022 11/25/2005 11/25/2005	Type 5 SPLIT/SUB/LAND 5 SPLIT/SUB/LAND 57 LOT COMBO	Pmt Description 5 SPLIT/SUB/LAND 5 SPLIT/SUB/LAND 57 LOT COMBO	Amount 0 0 0	Insp Date 2/17/2023 3/11/2008 3/11/2008	By CJ D D	1st 100 J 100 J 100 J
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GoTo	BNo	Bldg ID	Modl	Yr Bilt	Eff Yr	Sty	Qual	Frm	DLCU	OVCU	Lump\$	Meas By	List By	Review By	NetSF	APCU	Size	Adj	Bldg RCN	RCN/PSF	Cond	Func	Func Note	Eco	Eco Note	%Gd	Bldg Valu	
No Buildings																												

Assessed Owner Of Record EASTWARD MBT LLC TR	FY Class 2025 1010	Taxable Total 1,049,000	KeyNo 29067	Parcel-ID 63-C9-0-R	Location 7 TURTLE RUN	Class 1010	Prop Class Description SINGLE FAMILY	M% 100								
Current Owner EASTWARD MBT LLC TR EASTWARD COMPANIES BUSINESS TR 155 CROWELL RD G CHATHAM, MA, 02633	Ac/SF 19722	Category PRIME SITE	T S	Ngh 6	Fct 1.000	VB 1.000	Inf1 1.000	Fct 1.000	Topo 100	Fct 1.000	Lpi 2	Fct 1.000	SAF 1.652	Chtpt 0	Chpt Credit 0	Line Value 200,710

Billing Acres 0.453
Billing SF 19,722
Ngh 6
Inf1 VACANT
Inf2 FACTOR 100

NOW INCL 63/C2 (2 AC) AS OF FY09. FY23 ACRES ADJ PER PLAN 604/59. 1.87 AC PARCEL ON PLAN TAKEN BY TOWN VIA EMINENT DOMAIN AND P/O 52 N1-11.

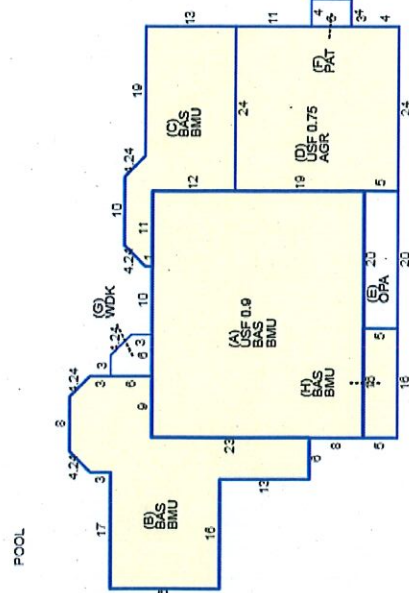


Model Desc RESIDENTIAL
B# 1 of 1

Description	Style	Quality	Frame	Pct	Factor	Taxable	Current FY - Prior FY
CAPE	100	1.300	1.000	100	1.000	Land	200,700
GOOD	100	1.400	1.000	100	1.000	Bldg	818,500
WOOD FRAME	100	1.000	1.000	100	1.000	Other	29,800
						Taxable Total	1,049,000

GoTo	Bldg ID	Modl	Yr Bld	Eff Yr	Sty	Qual	Frm	DLCU	OVCU	Lump\$	9/8/2023	NF	9/8/2023	NF	9/14/2023	EMZ	NetSF	APCU	Size	Adj	Units	Sty
1	1	1	2023	2023	4	G	1	1.000	1.330	14,133	9/8/2023	NF	9/8/2023	NF	9/14/2023	EMZ	3,553	0	0.905	0	2,117	0
Element	Cd	Fact/Lump	Description	Fact/Lump	S	Cd	T	Bat Desc	Units	Sty												
STORIES(FAR)	1.90	1.00	FOUNDATION	1.00	+	BMU	N	BSMT UNFINISHED	2,117	0												
ROOMS	7	1.00	EXT. COVER	1.00	+	BAS	L	BAS AREA	2,117	4												
BEDROOMS	4	1.00	ROOF SHAPE	1.00	+	USF	L	UP-STRY FIN	1,436	4												
BATHROOMS	3	6210.00	ROOF COVER	1.00	D	AGR	N	ATTACHED GARAGE	576	0												
HALF BATHS	1	1380.00	FLOOR COVER	1.00	E	OPA	N	OPEN PORCH	100	0												
UNITS	1	1.00	INT. FINISH	1.00	F	PAT	N	PATTO	24	0												
			HEATING/COOLING	1.03	G	WDK	N	ATT WOOD DECK	32	0												
			FUEL SOURCE	1.00	GFP	O	GAS LOG/FP/E	FP	1	0												
			USE	1.00	ODS	O	OUT DOOR SHOWER		1	0												

Pmt No	Pmt Date	Type	Pmt Description	Amount	Insp Date	By	1st
23-553	6/1/2023	7	DETACHED	128,250	9/8/2023	NF	95
23-165	3/2/2023	59	OTHER	650,000	9/8/2023	NF	100
697/14	8/25/2022	5	SPLIT/SUB/LAND	0	2/17/2023	CJ	100
604/59	11/25/2005	5	SPLIT/SUB/LAND	0	3/11/2008	DM	100
604/59	11/25/2005	57	LOT COMBO	0			100



Bldg RCN	RCN/PSF	Cond	Func	Func Note	Eco	Eco Note	%Gd	Bldg Value	
1,169,279	329.10	0.000	30	UC	0		0.70	818,500	
BAT RCN	YrBlt	Ht	Bat RCN	Bldg RCN	EXTERIOR	INTERIOR	KITCHEN	BATHS	HEAT/ELEC
141,816	0	0.0	66.99	141,816	EXTERIOR	596,580	331,938	56,032	10,310
596,580	2023	8.0	281.80	596,580	INTERIOR	331,938	97.28	56,032	895
331,938	2023	8.0	231.15	331,938	KITCHEN	56,032	103.10	10,310	Physic
56,032	0	0.0	97.28	56,032	BATHS	10,310	37.28	895	00
10,310	0	0.0	103.10	10,310	HEAT/ELEC	895	30	2023	Eff Yr
895	0	0.0	37.28	895	Physic	3,214	30	UC	0
3,214	0	0.0	100.42	3,214	Func	10,348	30	UC	0
10,348	0	0.0	10,348.30	10,348	Eco	4,016	30	%Gd	0.1
10,348.30	0	0.0	4,015.60	4,016	Total	818,500	30		
4,015.60	0	0.0			Bldg Value				