

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
Description		Code	Appraised	Assessed													
MV TROIKA LLC DEBRA R ANISMAN MANAGER 218 ANDERSON ST						RESIDENTL RES LND	1013 1013	2,692,300 6,121,100	2,692,300 6,121,100								
SUPPLEMENTAL DATA																	
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282701_794481		Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#															
MANHATTAN BEACH CA 90266										VISION							
						Total		8,813,400		8,813,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MV TUT LLC		1669 0943	11-30-2023	Q	I	9,577,600	00	Year	Code	Assessed	Year	Code	Assessed				
MV TROIKA LLC		1298 0421	11-21-2012	U	I	1	1A	2023	1013	2,604,100	2022	1013	1,644,200				
STEIN ELLEN C TRS		1298 0417	11-21-2012	U	I	1	1A		1013	5,936,500		1013	5,695,488				
STEIN DAVID F		0912 0396	12-02-2002	U	V	1	1A					2021	1013	1,820,700			
STEIN ELLEN C		0789 0599	02-11-2000	U	V	1,500,000	1					2021	1013	5,762,383			
						Total		8,540,600		Total		7,339,688		Total		7,583,083	
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									
0080																	
NOTES																	
SD OF 20B-78 2000 CF 718 GLIDDEN BOYLE LOT 1 CF 753 STEIN 2001													Appraised Bldg. Value (Card) 2,613,000				
													Appraised Xf (B) Value (Bldg) 3,600				
													Appraised Ob (B) Value (Bldg) 75,700				
													Appraised Land Value (Bldg) 6,121,100				
													Special Land Value 0				
													Total Appraised Parcel Value 8,813,400				
													Valuation Method C				
													Total Appraised Parcel Value 8,813,400				
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			
58-2010	06-22-2010	CO	CO ISSUED					SFR	10-26-2022	EH		6	01	Cyclical Reinspection			
2010-58	10-16-2009	RA	Res Add/Alter					ADDITION TO SFR 906 SF	06-06-2022	LS			11	Field Review			
									05-22-2017	MM			11	Field Review			
									06-17-2014	MM			11	Field Review			
									01-10-2012	EP			11	Field Review			
									11-28-2011	MM			11	Field Review			
									03-31-2010	EP			12	Bldg Permit/Measur/New C			
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-	R20		21,780 SF	14.57	1.00000	8	1.00	0080	3.850	WF	W45	252.44	5,498,200		
1	1013	SFR WATER M-	R20		1.410 AC	34,000.00	1.00000	0	0.75	0080	3.850	TOPO	W45	441,787.5	622,900		
Total Card Land Units					1.91 AC	Parcel Total Land Area					1.91	Total Land Value			6,121,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	07	Very Good			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2	07	Cork Tile			
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:	8				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
			CONDO DATA		
			Parcel Id		C
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		2,903,369
			Year Built		2002
			Effective Year Built		2012
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		10
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		90
			Cns Sect Rcnd		2,613,000
			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
SPL3	INGR GUNITE	L	1,000	100.00	2003		75		0.00	75,000
FPL3	FPL MSNRY 2	B	1	4000.00	2006		90		0.00	3,600
ODP	OUTDOOR PL	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	2,009	2,009	2,009	665.03	1,336,040
FGR	Garage	0	544	218	266.50	144,976
FOP	Porch, Open, Finished	0	66	13	130.99	8,645
FSP	Porch, Screen, Finished	0	400	100	166.26	66,503
FUS	Upper Story, Finished	420	420	420	665.03	279,312
PTO	Patio	0	420	42	66.50	27,931
TQS	Three Quarter Story	1,368	1,824	1,368	498.77	909,758
UBM	Basement, Unfinished	0	420	84	133.01	55,862
UST	Utility, Storage, Unfinished	0	100	45	299.26	29,926
WDK	Deck Wood	0	264	26	65.50	17,291
Ttl Gross Liv / Lease Area		3,797	6,467	4,325		2,876,244

