

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
EDGARTOWN 258 UPPER MAIN STR			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
			3 Public Sewer			RESIDENTL	0130	443,955	443,955	
776 BOYLSTON STREET		SUPPLEMENTAL DATA				RES LND	0130	156,990	156,990	
UNIT PH-1F		Alt Prcl ID	Restriction		COMMERCL	0310	2,515,745	2,515,745	889,610	
BOSTON MA 02116		PLN#/Rec CF 798 2004	Hist Distrct		COMM LND	0310	889,610	889,610		
		Lot#	Other Note							
		Plan Notes	UC-Misc 1							
		Plan Notes	UC-Misc 2							
		Plan Notes								
		GIS ID M_281404_794187	Assoc Pid#							
						Total		4,006,300	4,006,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
EDGARTOWN 258 UPPER MAIN STREET LL		1637 377	09-30-2022	Q	I	4,250,000	00	Year	Code	Assessed	Year	Code	Assessed
258 UPPER MAIN STREET LLC		1228 0243	11-24-2010	U	I	1,500,000	1A	2023	0130	175,710	2022	0130	80,955
LOOK MARTHA J TRS		1019 1031	10-28-2004	U	I	1	1A		0130	145,785		0130	159,690
LOOK MARTHA J		0526 0040	08-16-1989			0			0310	995,690		0310	458,745
LOOK PETER W & MARTHA		0344 0570	05-01-1977	Q	I	1	00		0310	826,115		0310	904,910
								Total		2,143,300	Total		1,604,300
											Total		1,604,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
UPM1			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,896,900
Appraised Xf (B) Value (Bldg)	22,700
Appraised Ob (B) Value (Bldg)	40,100
Appraised Land Value (Bldg)	1,046,600
Special Land Value	0
Total Appraised Parcel Value	4,006,300
Valuation Method	C
Total Appraised Parcel Value	4,006,300

NOTES	
IG AL'S PACKAGE STORE-OWNER OCC	
ALSO - R&B'S EATERY; LARRY'S TACKLE SHOP	
-DONAROMA'S LANDSCAPING OFFICE IN FHS	
-APARTMENT=OWNER OCCUPIED IN FHS	
ECO=MKT/INC ADJ	
2010 SALE: FAMILY & FINANCING	
APT: 2 BDRMS, BTH, LR & KITCHN; ELEC BB	

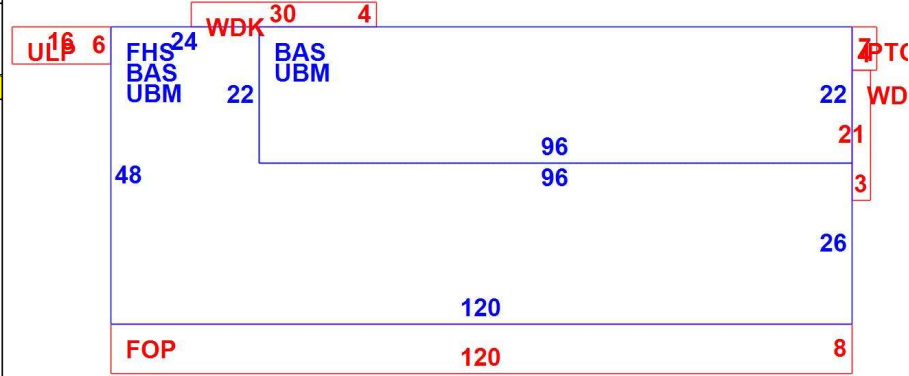
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
2023-622	05-04-2023	RA	Res Add/Alter			0		RENO RESTAURANT	04-28-2017	DT			11	Field Review
2011-183	01-10-2011	CA	Comm Add/Alte			100		SHINGLE SIDEWALL	03-31-2016	EP			01	Cyclical Reinspection
2002-XX	08-01-2001	RE	Remodel			100		MINOR COMM ALT (STAIRWA	12-15-2014	EP			01	Cyclical Reinspection
2001-236	01-01-2001	NC	New Construct			100		SHED	06-23-2014	DT			11	Field Review
									03-21-2011	DT			11	Field Review
									04-24-2007	DT			11	Field Review
									04-19-2002	WP			05	Measur/Review/New Const

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	B11		38,492 SF	97.11	1.00000	A	1.00	UPM1	0.280			0	27.19	1,046,600
Total Card Land Units					0.88	AC	Parcel Total Land Area: 0.88					Total Land Value		1,046,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Apt/Store			
Model	94	Commercial			
Grade	03	Average			
Stories:	1.5				
Occupancy	5.00				
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			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	02	Heat Pump			
Bldg Use	0325	RETAIL <10K SF			
Total Rooms					
Total Bedrms	02				
Total Baths	3				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	03	ABOVE AVERAGE			
Wall Height	9.00				
% Comn Wall	0.00				
1st Floor Use:	0325				

MIXED USE		
Code	Description	Percentage
0325	RETAIL <10K SF	85
010C	SINGL FAM M94	15
		0

COST / MARKET VALUATION	
RCN	3,621,113
Year Built	1984
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnd	2,896,900
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
FN3	FENCE-6' CHAI	L	80	14.00	1997		50		0.00	600
LT6	W/DOUBLE LI	L	6	1900.00	1997		50		0.00	5,700
PAV1	PAVING-ASPH	L	25,000	2.50	1997		50		0.00	31,300
PAV2	PAVING-CONC	L	880	3.50	1984		50		0.00	1,500
CLR1	COOLER	B	768	37.00	1992		80		0.00	22,700
SHD1	SHED FRAME	L	48	16.00	2001		90		0.00	700
SGN2	DOUBLE SIDE	L	10	50.00	1984		50		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,760	5,760	5,760	371.17	2,137,927	
FHS	Half Story, Finished	2,554	3,648	2,554	259.86	947,963	
FOP	Porch, Open, Finished	0	960	240	92.79	89,080	
PTO	Patio	0	28	4	53.02	1,485	
UBM	Basement, Unfinished	0	5,760	1,152	74.23	427,585	
ULP	Loading Platform, Unfinished	0	96	19	73.46	7,052	
WDK	Deck, Wood	0	183	27	54.76	10,022	
Ttl Gross Liv / Lease Area		8,314	16,435	9,756		3,621,114	

