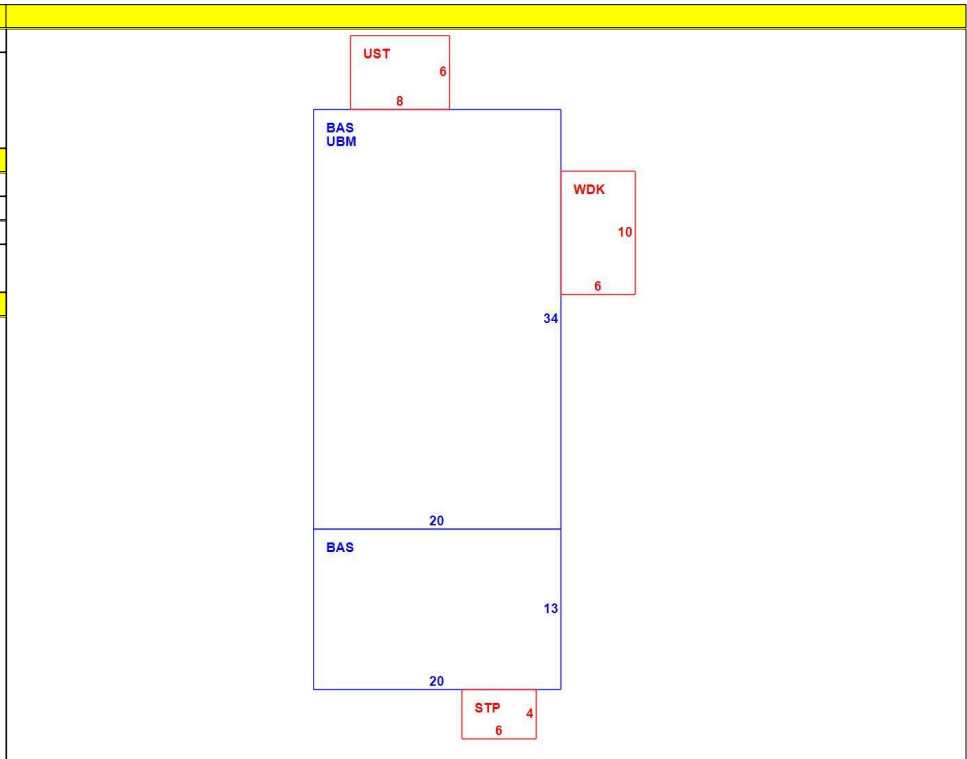


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION								
238 242 LLC			3 Public Sewer			Description	Code	Appraised	Assessed									
1215 CHESTNUT ST		SUPPLEMENTAL DATA				RESIDENTL	0130	802,843	802,843									
NEWTON MA 02464		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281491_794109				RES LND	0130	385,176	385,176									
		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#				COMMERCL	0310	621,357	621,357									
						COMM LND	0310	218,424	218,424									
						Total		2,027,800	2,027,800									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
238 242 LLC		1557 522	12-21-2020	Q	I	1,800,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
BETTENCOURT ANTONE J --TRS		1502 950	08-07-2019	U	I	1	1A	2023	0130	732,443	2022	0130	588,543	2021	0130	337,870		
BETTENCOURT ANTONE J --TRS		1502 944	08-07-2019	U	I	1	1A		0130	357,694		0130	299,168		0130	299,168		
BETTENCOURT ANTONE J --TRS		1502 944	08-07-2019	U	I	1	1A		0310	621,357		0310	467,457		0310	204,630		
BETTENCOURT ANTONE J & ERIKA R		1502 937	08-07-2019	U	I	1	1A		0310	202,806		0310	169,632		0310	169,632		
		Total				1,914,300		Total		1,524,800	Total		1,011,300					
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)						1,417,600		
UPM1										Appraised Xf (B) Value (Bldg)						2,400		
										Appraised Ob (B) Value (Bldg)						4,200		
										Appraised Land Value (Bldg)						603,600		
										Special Land Value						0		
										Total Appraised Parcel Value						2,027,800		
										Valuation Method						C		
										Total Appraised Parcel Value						2,027,800		
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			
2022-544	02-24-2022	RA	Res Add/Alter			0		INTERIOR RENO		04-28-2021	EH			01	Cyclical Reinspection			
										06-23-2014	DT			11	Field Review			
										12-01-2011	JD			11	Field Review			
										03-21-2011	DT			11	Field Review			
										12-02-2008	EP			11	Field Review			
										04-24-2007	DT			11	Field Review			
										04-24-2007	DT			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	0101	SINGL FAM M-0	B11		3,738 SF	210.58	1.00000	0	1.00	UPM1	0.280					58.96	220,400	
Total Card Land Units					0.09	AC	Parcel Total Land Area					0.24	Total Land Value					220,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
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 Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	4				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		445,475			
Year Built		1940			
Effective Year Built		1997			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		25			
Functional Obsol		0			
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		75			
Cns Sect Rcnd		334,100			
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	940	940	940	402.78	378,613
STP	Stoop	0	24	2	33.56	806
UBM	Basement, Unfinished	0	680	136	80.56	54,778
UST	Utility, Storage, Unfinished	0	48	22	184.61	8,861
WDK	Deck, Wood	0	60	6	40.28	2,417
Ttl Gross Liv / Lease Area		940	1,752	1,106		445,475



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
238 242 LLC				3 Public Sewer			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
1215 CHESTNUT ST						RESIDENTL	0130	802,843	802,843		
NEWTON MA 02464						RES LND	0130	385,176	385,176		
						COMMERCL	0310	621,357	621,357		
						COMM LND	0310	218,424	218,424		
SUPPLEMENTAL DATA						Total		2,027,800	2,027,800	VISION	
Alt Prcl ID			Restriction								
PLN#/Rec			Hist Distrct								
Lot#			Other Note								
Plan Notes			UC-Misc 1								
Plan Notes			UC-Misc 2								
Plan Notes											
GIS ID M_281491_794109			Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
238 242 LLC	1557	522	12-21-2020	Q	I	1,800,000	00									
BETTENCOURT ANTONE J --TRS	1502	950	08-07-2019	U	I	1	1A	2023	0130	732,443	2022	0130	588,543	2021	0130	337,870
BETTENCOURT ANTONE J --TRS	1502	944	08-07-2019	U	I	1	1A		0130	357,694		0130	299,168		0130	299,168
BETTENCOURT ANTONE J --TRS	1502	944	08-07-2019	U	I	1	1A		0310	621,357		0310	467,457		0310	204,630
BETTENCOURT ANTONE J & ERIKA R	1502	937	08-07-2019	U	I	1	1A		0310	202,806		0310	169,632		0310	169,632
Total								1,914,300		Total		1,524,800		Total		1,011,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
UPM1				

NOTES	
1 APT = TQS DAIRY QUEEN IG	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,417,600
Appraised Xf (B) Value (Bldg)	2,400
Appraised Ob (B) Value (Bldg)	4,200
Appraised Land Value (Bldg)	603,600
Special Land Value	0
Total Appraised Parcel Value	2,027,800
Valuation Method	C
Total Appraised Parcel Value	2,027,800

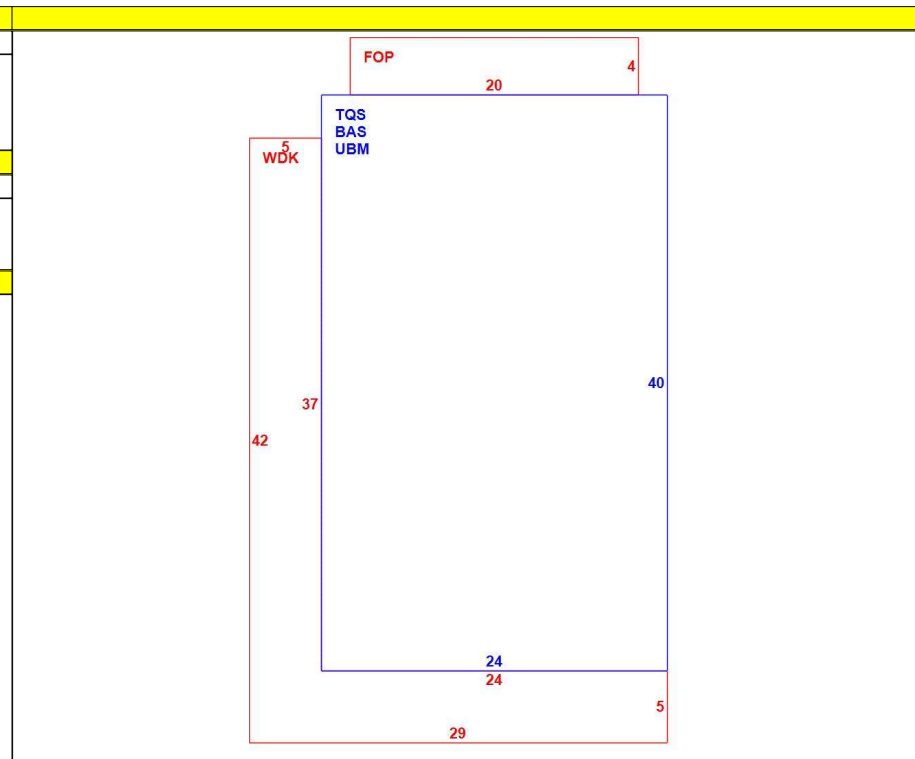
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
2	0326	REST/CLUBS	B11		6,499 SF	210.58	1.00000	0	1.00	UPM1	0.280		0	58.96	383,200	
Total Card Land Units					0.15 AC	Parcel Total Land Area: 0.24					Total Land Value					603,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Apt/Store			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories:	1.75				
Occupancy	2.00				
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					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	02	Heat Pump			
Bldg Use	0326	REST/CLUBS			
Total Rooms					
Total Bedrms	01				
Total Baths	1				
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	0326				

MIXED USE		
Code	Description	Percentage
0326	REST/CLUBS	57
0101	SINGL FAM M-01	43
		0

COST / MARKET VALUATION	
RCN	1,289,927
Year Built	1985
Effective Year Built	2006
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
Cns Sect Rcndd	1,083,500
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
CLR2	FREEZER TEM	B	56	52.00	1995		84		0.00	2,400
PAV1	PAVING-ASPH	L	3,300	2.50	1997		50		0.00	4,100
SGN2	DOUBLE SIDE	L	4	50.00	1940		50		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	960	960	960	632.94	607,620	
FOP	Porch, Open, Finished	0	80	20	158.23	12,659	
TQS	Three Quarter Story	816	960	816	538.00	516,477	
UBM	Basement, Unfinished	0	960	192	126.59	121,524	
WDK	Deck, Wood	0	330	50	95.90	31,647	
Ttl Gross Liv / Lease Area		1,776	3,290	2,038		1,289,927	

