

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
238 242 LLC				2 Public Water			Description	Code	Appraised	Assessed	1302  EDGARTOWN, MA
				3 Public Sewer			RESIDENTL	0130	216,560	216,560	
1215 CHESTNUT ST			<b>SUPPLEMENTAL DATA</b>			RES LND	0130	244,800	244,800		
			Alt Prcl ID	PB16 PG27 6/3/08		Restriction	COMMERCL	0310	324,840	324,840	
			PLN#/Rec	2 & 3		Hist Distrct	COMM LND	0310	367,200	367,200	
NEWTON	MA	02464	Lot#	Plan Notes	Plan Notes	Plan Notes	Total		1,153,400	1,153,400	<b>VISION</b>
GIS ID M_281507_794106			Assoc Pid#								

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
238 242 LLC	1557	516	12-21-2020	Q	I	1,050,000	00	Year	Code	Assessed	Year	Code	Assessed			
BETTENCOURT ANTONE J --TRS	1502	950	08-07-2019	U	I	1	1A	2023	0130	216,560	2022	0130	214,560			
ANTONE BETTENCOURT J--TRS	1502	944	08-07-2019	U	I	1	1A		0130	227,320		0130	146,840			
BETTENCOURT ANTONE J --TRS	1502	944	08-07-2019	U	I	1	1A		0310	324,840		0310	321,840			
BETTENCOURT ANTONE J & ERIKA R	1502	937	08-07-2019	U	I	1	1A		0310	340,980		0310	220,260			
Total								1,109,700		Total		903,500		Total		799,000

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			
2008:SWAP PIECE WITH ABTR TO MOVE ACCESS F = LO/SO/TQS			
- 1 APT IN TQS			
-MATCH POINT R. E.			
-VENTI GALLERY			

  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	539,800		
Appraised Xf (B) Value (Bldg)	1,300		
Appraised Ob (B) Value (Bldg)	300		
Appraised Land Value (Bldg)	612,000		
Special Land Value	0		
Total Appraised Parcel Value	1,153,400		
Valuation Method	C		
Total Appraised Parcel Value	1,153,400		

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
2015-381	04-16-2015	RA	Res Add/Alter	10,000		100		MIN ALTS SHINGLE ROOF	04-28-2021	EH			01	Cyclical Reinspection
									04-28-2017	DT			11	Field Review
									09-07-2016	EP			01	Cyclical Reinspection
									06-23-2014	DT			11	Field Review
									03-21-2011	DT			11	Field Review
									04-24-2007	DT			11	Field Review
									10-04-2006	EP			51	Cyclical Reinspection

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	0340	OFFICE BLD M9	BII		11,279 SF	193.79	1.00000	A	1.00	UPM1	0.280			0	54.26	612,000
Total Card Land Units					0.26	AC	Parcel Total Land Area: 0.26					Total Land Value		612,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	75	Apt/Office			
Model	94	Commercial			
Grade	03	Average			
Stories:	1.75				
Occupancy	3.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	02	Heat Pump			
Bldg Use	0340	OFFICE BLD M94			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall					
1st Floor Use:	0340				

MIXED USE		
Code	Description	Percentage
0340	OFFICE BLD M94	60
010C	SINGL FAM M94	40
		0

COST / MARKET VALUATION	
RCN	830,526
Year Built	1935
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	65
Cns Sect Rcnd	539,800
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
FPL	MTL-WD C/PIP	B	1	2000.00	1996		65		0.00	1,300
SGN2	DOUBLE SIDE	L	12	50.00	1935		50		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,281	1,281	1,281	340.24	435,847	
TQS	Three Quarter Story	833	980	833	289.20	283,420	
UBM	Basement, Unfinished	0	1,204	241	68.10	81,998	
WDK	Deck, Wood	0	571	86	51.24	29,261	
Ttl Gross Liv / Lease Area		2,114	4,036	2,441		830,526	

