

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MV EDGAR INN LLC			2 Public Water			Description	Code	Appraised	Assessed
			3 Public Sewer			3010	3010	1,219,900	1,219,900
C/O SAWYER REALTY HOLDINGS 1215 CHESTNUT ST NEWTON MA 02464		<b>SUPPLEMENTAL DATA</b>				3010	3010	360,000	360,000
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281582_794132	Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#	Total		1,579,900	1,579,900		

1302  
 EDGARTOWN, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MV EDGAR INN LLC		1469 0701	06-14-2018	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CARTER JAMES K & DEBORAH		00426 0465	03-26-1985	U	I	74,000	1A	2023	3010	1,219,900	2022	0130	380,280	2021	0130	240,760
CARTER JAMES K & DEBORAH		00369 589A	10-01-1979			83,000			3010	360,000		0130	122,600		0130	122,600
									0310			0310	570,420		0310	361,140
									0310			0310	183,900		0310	183,900
								Total		1,579,900	Total		1,257,200	Total		908,400

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	Batch
UPM1				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,207,400
Appraised Xf (B) Value (Bldg)	7,200
Appraised Ob (B) Value (Bldg)	5,300
Appraised Land Value (Bldg)	360,000
Special Land Value	0
Total Appraised Parcel Value	1,579,900
Valuation Method	C
Total Appraised Parcel Value	1,579,900

NOTES							
ACCESS TO LOTS 92 & 93 BY THIS LOT							
2016: ADD SPRINKLER SYS ALL BLDG&UBM							
2019: CONVERT TO HOTEL ROOMS							
4 SUITES, 1 APARTMENT							

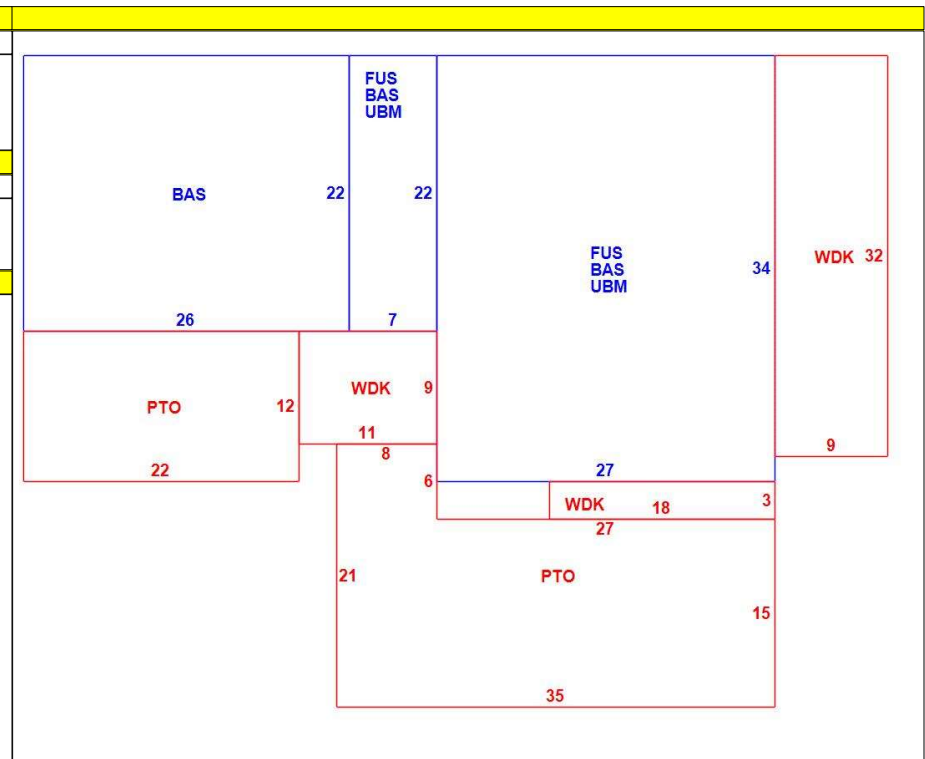
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
477-2019	03-05-2019	CO				100		CONVERT TO 4 HOTEL RMS	09-24-2019	EP			01	Cyclical Reinspection	
2019-482	03-05-2019	CA	Comm Add/Alte	8,840		100		ALTER SPRINKLER SYS	04-27-2017	DT			11	Field Review	
2019-477	03-05-2019	CA	Comm Add/Alte	325,300		100		CONVERT TO 4 HOTEL RMS	04-06-2016	EP			01	Cyclical Reinspection	
309-2016	05-02-2016	CO	CO ISSUED			100		2ND FLOOR APT	06-23-2014	DT			11	Field Review	
2016-412	02-17-2016	RA	Res Add/Alter	30,000		100		ADD SPRINKLER SYSTEM	03-21-2011	DT			11	Field Review	
2016-309	12-08-2015	CA	Comm Add/Alte	200,000		100		ADD & RENOV APT 786 SF	12-02-2008	EP			11	Field Review	
2015-344	03-19-2015	CA	Comm Add/Alte	50,000		100		HANDICP RMP/2ND FL DECK	04-24-2007	DT			11	Field Review	

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	3010	LODGING	B11		5 UT	80,000.00	1.00000	0	0.90	HTL	1.000	1.00 X 90% ROW TO 92+93		0	72,000	
1	3010	LODGING			9,300 SF	0.00	1.00000	0	1.00	UPM1	0.280			0	0	
Total Card Land Units					0.21	AC	Parcel Total Land Area: 0.21					Total Land Value		360,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Lodng/Motel			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
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	02	Wall Brd/Wood			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heating Fuel	04	Electric			
Heating Type	04	Forced Air-Duc			
AC Type	02	Heat Pump			
Bldg Use	3010	LODGING			
Total Rooms					
Total Bedrms	02				
Total Baths	2				
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall	0.00				
1st Floor Use:	3010				

MIXED USE		
Code	Description	Percentage
3010	LODGING	100
		0
		0

COST / MARKET VALUATION	
RCN	1,341,606
Year Built	1930
Effective Year Built	2012
Depreciation Code	R
Remodel Rating	05
Year Remodeled	2019
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnd	1,207,400
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
PAV1	PAVING-ASPH	L	4,000	2.50	2000		50		0.00	5,000
SGN2	DOUBLE SIDE	L	10	50.00	2000		50		0.00	300
SPR2	WET/CONCEA	B	3,788	2.10	1991		90		0.00	7,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,644	1,644	1,644	437.29	718,905	
FUS	Upper Story, Finished	1,072	1,072	1,018	415.26	445,161	
PTO	Patio	0	837	126	65.83	55,099	
UBM	Basement, Unfinished	0	1,072	214	87.29	93,580	
WDK	Deck, Wood	0	441	66	65.44	28,861	
Ttl Gross Liv / Lease Area		2,716	5,066	3,068		1,341,606	

