

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION
MV EDGAR INN LLC			2 Public Water			Description	Code	Appraised	Assessed	
			3 Public Sewer			3260	3260	1,084,200	1,084,200	
C/O SAWYER REALTY HOLDINGS 1215 CHESTNUT ST NEWTON MA 02464		SUPPLEMENTAL DATA				3260	3260	597,700	597,700	
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281614_794138	Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#	Total		1,681,900	1,681,900			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MV EDGAR INN LLC CARTER JAMES K & DEBORAH F		1469	0701	06-15-2018	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		00355	0262	04-01-1978			0		2023	3260	1,084,200	2022	3260	557,800	2021	3260	557,800
		Total						Total		1,639,200	Total		1,083,600		Total		1,083,600

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																

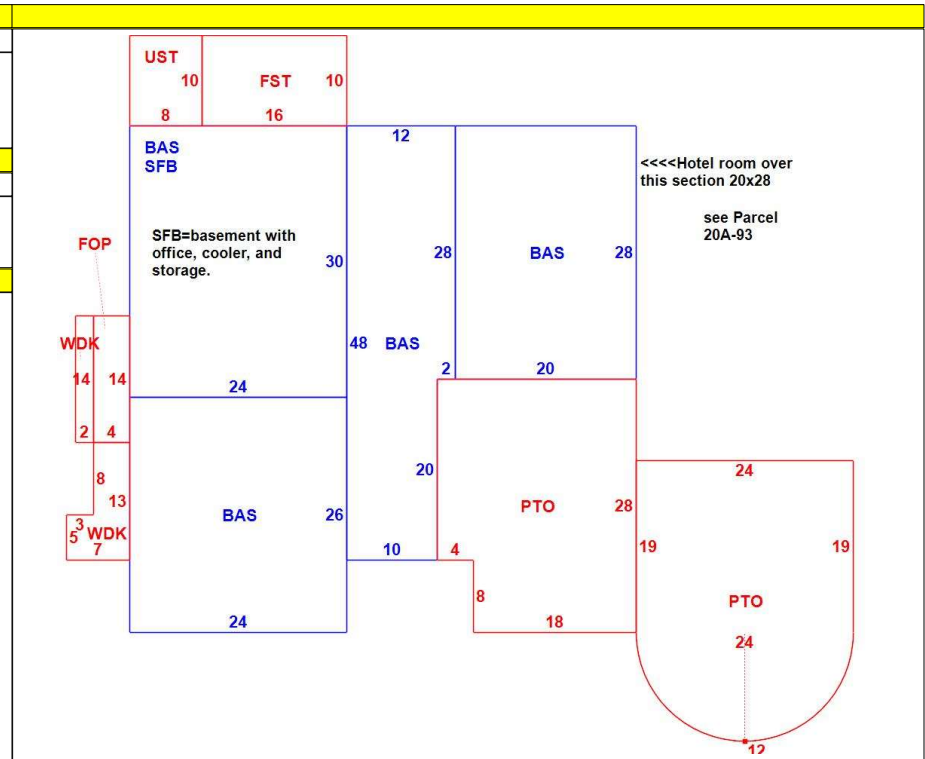
ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	1,060,400			
UPM1					Appraised Xf (B) Value (Bldg)	4,500			
					Appraised Ob (B) Value (Bldg)	19,300			
					Appraised Land Value (Bldg)	597,700			
					Special Land Value	0			
					Total Appraised Parcel Value	1,681,900			
					Valuation Method	C			
					Total Appraised Parcel Value	1,681,900			

NOTES														
ATTACHED TO CLARION HOTEL HAS INT ACCESS,USES 2 RESTROOMS IN HOTEL *2019--TOWN BAR & GRILL* 2014 ADD PATIO SEATING & GAS FPL *2018 TOTAL RENOV AFTER 2018 SALE* & ADDED 2ND GAS FPL														
										2018 SALE INCL LOTS 90 & 93				

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
2020-521	03-12-2020	CA		30,000		100		INSTALL SUSHI BAR		09-24-2019	EP			01	Cyclical Reinspection
2019-613	04-12-2019	CA	Comm Add/Alte	85,000		100		ENCLOSE ENTRYWAY & STA		04-27-2017	DT			11	Field Review
265-2019	03-05-2019	CO	CO ISSUED			100		RENOVATE RESTAURANT		06-23-2014	DT			11	Field Review
2019-480	03-05-2019	CA	Comm Add/Alte	42,430		100		ALTER SPRINKLR SYS		03-21-2011	DT			11	Field Review
2019-265	11-06-2018	CA	Comm Add/Alte	650,000		100		RENOVATE RESTAURANT		12-02-2008	EP			11	Field Review
										04-24-2007	DT			11	Field Review
										05-11-2004	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	326C	REST/CLUBS	B11		19,140 SF	131.21	1.00000	A	0.85	UPM1	0.280	X 85% ACC BY 150		0	31.23	597,700
Total Card Land Units					0.44	AC	Parcel Total Land Area: 0.44					Total Land Value		597,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	326C	REST/CLUBS			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
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:	326C				
			MIXED USE		
			Code	Description	Percentage
			326C	REST/CLUBS	100
					0
					0
			COST / MARKET VALUATION		
			RCN		1,377,086
			Year Built	1968	
			Effective Year Built	1999	
			Depreciation Code	VG	
			Remodel Rating	04	
			Year Remodeled	2018	
			Depreciation %	23	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	77	
			Cns Sect Rcnd	1,060,400	
			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
CLR1	COOLER	B	48	37.00	1989		77		0.00	1,400
PAV1	PAVING-ASPH	L	15,000	2.50	2000		50		0.00	18,800
SGN2	DOUBLE SIDE	L	20	50.00	2000		50		0.00	500
FPL5	GAS VENTED	B	2	2000.00			77		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,440	2,440	2,440	422.16	1,030,070	
FOP	Porch, Open, Finished	0	56	14	105.54	5,910	
FST	Utility, Finished	0	160	48	126.65	20,264	
PTO	Patio	0	1,266	190	63.36	80,210	
SFB	Base, Semi-Finished	540	720	540	316.62	227,966	
UST	Utility, Storage, Unfinished	0	80	16	84.43	6,755	
WDK	Deck, Wood	0	95	14	62.21	5,910	
Ttl Gross Liv / Lease Area		2,980	4,817	3,262		1,377,085	

