

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MV EDGAR INN LLC			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
			3 Public Sewer			3010	3010	6,602,300	6,602,300	
C/O SAWYER REALTY HOLDINGS 1215 CHESTNUT ST NEWTON MA 02464		SUPPLEMENTAL DATA				3010	3010	2,880,000	2,880,000	VISION
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281626_794126	Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#	Total		9,482,300	9,482,300			

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 F	00395	0238	09-30-1982	Q	I	100,000	00	2023	3010	6,602,300	2022	3010	2,377,000	2021	3010	2,377,000	
NORTON JANE B	0301	0427	09-26-1972			0			3010	2,880,000		3010	581,400		3010	581,400	
		Total						9,482,300		Total		2,958,400		Total		2,958,400	

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)	6,531,100	
HTL					Appraised Xf (B) Value (Bldg)	30,900	
					Appraised Ob (B) Value (Bldg)	40,300	
					Appraised Land Value (Bldg)	2,880,000	
					Special Land Value	0	
					Total Appraised Parcel Value	9,482,300	
					Valuation Method	C	
					Total Appraised Parcel Value	9,482,300	

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	
2022-587	03-25-2022	RA	Res Add/Alter			0		BUILD PERGOLA	07-12-2022	EH			01	Cyclical Reinspection	
2022-172	10-09-2021	RA	Res Add/Alter	20,000				REPLACE SIDING	04-27-2017	DT			11	Field Review	
2021-842	06-28-2021	CA	Comm Add/Alte	5,000				REPLACE (4) WINDOWS	05-20-2015	EP			01	Cyclical Reinspection	
2021-770	04-23-2021	TEMP	Temp Structure					(2) 15'X30 ; 3/31-9/30	01-20-2015	EP			50	UC Status Inspection	
2019-668	03-05-2019	CA	Comm Add/Alte	125,000		0		CONV BRKFST RM TO 2 HO	06-23-2014	DT			11	Field Review	
2019-481	03-05-2019	CA	Comm Add/Alte	3,730		0		ALTER SPRINKLER SYS 2 H	03-15-2012	EP			11	Field Review	
2014-377	04-09-2014	CA	Comm Add/Alte					PATIO/RAMP	03-21-2011	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.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	3010	LODGING	B11		40	UT	80,000.00	1.00000	0	0.90	HTL	1.000	ACCESS	0	72,000		
1	3010	LODGING	B11		18,310	SF	0.00	1.00000	0	1.00	HTL	1.000	LAND AREA	0	0		
Total Card Land Units					0.42	AC	Parcel Total Land Area: 0.42					Total Land Value					2,880,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Lodng/Motel			
Model	94	Commercial			
Grade	06	Good			
Stories:	2				
Occupancy	34.00				
Exterior Wall 1	11	Clapboard			
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	03	Hot Air-no Duc			
AC Type	02	Heat Pump			
Bldg Use	3010	LODGING			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	04	EXTENSIVE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	04	EXTENSIVE			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	3010				

MIXED USE		
Code	Description	Percentage
3010	LODGING	100
		0
		0

COST / MARKET VALUATION		
RCN		7,775,061
Year Built		1985
Effective Year Built		2006
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		84
Cns Sect Rcndld		6,531,100
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	30,000	2.50	1990		50		0.00	37,500
SPR2	WET/CONCEA	B	17,544	2.10	1999		84		0.00	30,900
SGN2	DOUBLE SIDE	L	30	50.00	2000		30		0.00	500
SHD1	SHED FRAME	L	160	16.00			90		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	8,103	8,103	8,103	429.73	3,482,083	
FOP	Porch, Open, Finished	0	224	56	107.43	24,065	
FUS	Upper Story, Finished	8,663	8,663	8,230	408.25	3,536,658	
PTO	Patio	0	162	24	63.66	10,313	
STP	Stoop	0	240	12	21.49	5,157	
UBM	Basement, Unfinished	0	8,231	1,646	85.94	707,332	
UST	Utility, Storage, Unfinished	0	108	22	87.54	9,454	
Ttl Gross Liv / Lease Area		16,766	25,731	18,093		7,775,062	

