

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD		LOCATION	CURRENT ASSESSMENT									
HARBOR VIEW HOTEL OWNER LLC				9	Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA					
				1	Paved		MOTELCOND	3030	1,687,500	1,687,500						
C/O UPLAND CAPITAL CORP 745 BOYLSTON ST BOSTON MA 02116		SUPPLEMENTAL DATA														
		Alt Prcl ID	PLN#/Rec	Lot#	Plan Notes	Plan Notes	Plan Notes	Restriction	Hist Distrct	Other Note	UC-Misc 1	UC-Misc 2	VISION			
GIS ID	M_283042_794150		Assoc Pid#													
								Total	1,687,500	1,687,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HARBOR VIEW HOTEL OWNER LLC		1458 0046	01-12-2018	U	I	30,000,000	1V	Year	Code	Assessed	Year	Code	Assessed			
SCOUT HARBOR VIEW PROPERTY 1 LLC		1292 0614	09-19-2012	U	I	0	1B	2023	3030	1,687,500	2022	3030	1,169,700			
								Total	1,687,500	Total	1,169,700	Total	1,169,700			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0001																
NOTES																
HARBORVIEW RESORT CONDO																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
571-2021	05-05-2021	CO	CO ISSUED			100			05-03-2017	DT			11	Field Review		
2021-710	04-07-2021	RA	Res Add/Alter	2,900		100		MODIFY SPRINKLER SYSTE								
2021-571	02-15-2021	RA	Res Add/Alter	50,000		100		INTERIOR RENO/ADD BATH/								
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	3030	MOTEL CNDO			SF	0.00	1.00000		1.00		1.000		0.0000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	50	Hotel Condo			
Model	06	Com Condo			
Grade	08	Good +20			
Stories:	3				
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:	06	Cust Wd Panel			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Ttl Bedrms:	02	2 Bedrooms			
Ttl Bathrms:	2	2 Full			
Ttl Half Bths:	0				
Xtra Fixtres					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id	184767	C 37	Owne		
	H VIEW SUITES		B 1	S 1	
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	3	3	365		
COST / MARKET VALUATION					
Building Value New				1,874,948	
Year Built				1900	
Effective Year Built				2012	
Depreciation Code				R	
Remodel Rating					
Year Remodeled					
Depreciation %				10	
Functional Obsol					
External Obsol					
Trend Factor				1	
Condition					
Condition %					
Percent Good				90	
Cns Sect Rcnld				1,687,500	
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

BAS
(895 sf)

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	895	895	895	2,094.90	1,874,935
Ttl Gross Liv / Lease Area		895	895	895		1,874,935

