

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HARBOR VIEW HOTEL OWNER LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed
			3 Public Sewer	1 Paved		3000	3000	20,860,400	20,860,400
C/O UPLAND CAPITAL CORP 745 BOYLSTON ST BOSTON MA 02116		SUPPLEMENTAL DATA				3000	3000	783,300	783,300
		Alt Prcl ID	CARD 5 IS 20B/63.2 ADMIN	Restriction					
		PLN#/Rec	CF 390 HRBRVW	Hist District	X				
		Lot#	1	Other Note					
		Plan Notes		UC-Misc 1	REVIEW RENO '2				
		Plan Notes		UC-Misc 2	MAIN & MAYHEW				
		Plan Notes							
		GIS ID	M_283042_794150	Assoc Pid#					
						Total		21,643,700	21,643,700

1302
 EDGARTOWN, MA
VISION

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	01-11-2018	U	I	30,000,000	1V	Year	Code	Assessed	Year	Code	Assessed		
SCOUT HARBOR VIEW PROPERTY 1 LLC		1105 0640	12-21-2006	U	I	31,000,000	1	2023	3000	19,329,400	2022	3000	14,531,300		
ROBERTS WILLIAM H, VANWOERKOM		0042 0159	09-28-1990	U	I	1	1B		3000	795,600		3000	851,600		
VANWOERKOM J.A. WEXLER, J.W.		0041 0021	07-28-1989	U	I	0	1B								
HARBORVIEW HOTELS ASSOC		0035 0305	04-10-1986	U	I	0	1B								
								Total		20,125,000	Total		15,382,900	Total	15,243,300

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	20,330,300
Appraised Xf (B) Value (Bldg)	277,700
Appraised Ob (B) Value (Bldg)	252,400
Appraised Land Value (Bldg)	783,300
Special Land Value	0
Total Appraised Parcel Value	21,643,700
Valuation Method	C
Total Appraised Parcel Value	21,643,700

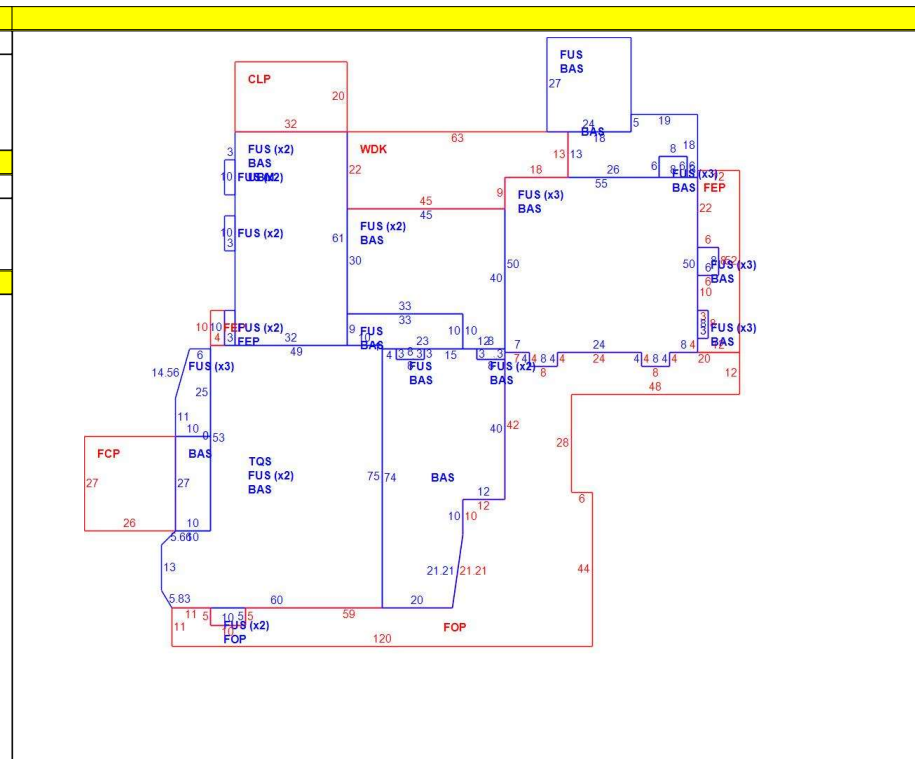
ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
HTL	

NOTES	
MAIN HOTEL BLDG - HV BLDG #1	ROBIN KIRK LOT 20B-63.2 COMBINED W/THIS
OCEAN VIEWS THIS BLDG; CONFERENCE CTR	PARCEL FY15 HIGH END RESID AREA KNOWN
PART OF HISTORIC HOTELS OF AMERICA	AS STARBUCKS NECK / 34 UNITS THIS BLDG
WATER ST RESTAURANT & HENRY'S BAR	
PROVIDES WEDDING SERVICES	
TOTAL RENTAL UNITS=94 PER GENRL MGR	

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
2022-807	06-07-2022	DE	Demolish	6,000		0		DEMO/BUILD SHED	11-08-2022	EH		6	01	Cyclical Reinspection
2022-715	04-06-2022	RA	Res Add/Alter			0		MODIFY SPRINKLER SYSTE	05-03-2017	DT			11	Field Review
451-2022	03-17-2022	RA	Res Add/Alter			0			12-03-2013	EP			11	Field Review
2022-549	02-24-2022	RA	Res Add/Alter			0		KITCHEN TO OFFICE	03-16-2012	EP			11	Field Review
2022-548	02-24-2022	RA	Res Add/Alter			0		RENO DECKING	03-21-2011	DT			11	Field Review
2022-451	01-20-2022	RA	Res Add/Alter			0		RENO DINING ROOM	03-21-2011	DT			11	Field Review
2021-851	05-24-2021	TEMP	Temp Structure			100		32x52 : 20x20 : 5/21/21-5/24/2	04-05-2010	EP			12	Bldg Permit/Measur/New C

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	300C	HOTEL CNDO	R5		94	0.00	1.00000	0	1.00	HTL	1.000	USE/LOC/VW		0	0
1	300C	HOTEL CNDO	R5		3.880	0.00	1.00000	0	1.00		1.000	LAND AREA		0	0
Total Card Land Units					3.88	AC	Parcel Total Land Area: 4.39					Total Land Value		783,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	66	Hotel			
Model	94	Commercial			
Grade	06	Good			
Stories:	4				
Occupancy	34.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil			
Heating Type	02	Floor Furnace			
AC Type	01	None			
Bldg Use	300C	HOTEL CNDO			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	03	ABOVE AVERAGE			
Wall Height	9.00				
% Conn Wall	0.00				
1st Floor Use:	3000				
			MIXED USE		
			Code	Description	Percentage
			300C	HOTEL CNDO	100
					0
					0
			COST / MARKET VALUATION		
			RCN		15,782,277
			Year Built		1880
			Effective Year Built		1997
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		2007
			Depreciation %		25
			Functional Obsol		20
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		55
			Cns Sect Rcnld		8,680,300
			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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FPL3	FPL MSNRY 2S	B	1	4000.00	1991		55		0.00	2,200
LT1	LIGHTS-IN W/P	L	5	1000.00	2000		50		0.00	2,500
SPL1	POOL-INGR C	L	1,782	80.00	2000		70		0.00	99,800
SHD1	SHED FRAME	L	32	16.00	2007		100		0.00	500
MSC1	GAZEBO	L	404	10.00	2011		100		0.00	4,000
PAT2	PATIO-GOOD	L	3,000	7.00	2000		75		0.00	15,800
SPR2	WET/CONCEA	B	42,820	2.10	1991		55		0.00	49,500
MSC1	ELEVATOR	B	4	75000.00	1991		55		0.00	165,000
DCK1	DOCKS-REST	L	1,190	95.00			100		0.00	113,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	14,277	14,277	14,277	358.04	5,111,696
CLP	Loading Platform, Finished	0	640	192	107.41	68,743
FCP	Carport	0	702	140	71.40	50,125
FEP	Porch, Enclosed, Finished	0	622	280	161.17	100,250
FOP	Porch, Open, Finished	0	3,821	955	89.49	341,925
FUS	Upper Story, Finished	25,567	25,567	24,289	340.14	8,696,363
TQS	Three Quarter Story	3,373	3,968	3,373	304.35	1,207,659
UBM	Basement, Unfinished	0	1,952	390	71.53	139,634
WDK	Deck, Wood	0	1,224	184	53.82	65,879
Ttl Gross Liv / Lease Area		43,217	52,773	44,080		15,782,274



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HARBOR VIEW HOTEL OWNER LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
			3 Public Sewer	1 Paved		3000	3000	20,860,400	20,860,400	
C/O UPLAND CAPITAL CORP 745 BOYLSTON ST BOSTON MA 02116		SUPPLEMENTAL DATA				3000	3000	783,300	783,300	VISION
		Alt Prcl ID	CARD 5 IS 20B/63.2 ADMIN	Restriction		Total		21,643,700	21,643,700	
		PLN#/Rec	CF 390 HRBRVW	Hist Distrct	X					
		Lot#	1	Other Note						
		Plan Notes		UC-Misc 1	REVIEW RENO '2					
		Plan Notes		UC-Misc 2	MAIN & MAYHEW					
		Plan Notes		Assoc Pid#						
		GIS ID	M_283042_794150							

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	01-11-2018	U	I	30,000,000	1V	Year	Code	Assessed	Year	Code	Assessed
SCOUT HARBOR VIEW PROPERTY 1 LLC		1105 0640	12-21-2006	U	I	31,000,000	1	2023	3000	19,329,400	2022	3000	14,531,300
ROBERTS WILLIAM H, VANWOERKOM		0042 0159	09-28-1990	U	I	1	1B		3000	795,600		3000	851,600
VANWOERKOM J.A. WEXLER, J.W.		0041 0021	07-28-1989	U	I	0	1B						
HARBORVIEW HOTELS ASSOC		0035 0305	04-10-1986	U	I	0	1B						
		Total				20,125,000		Total		15,382,900	Total		15,243,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
HTL				

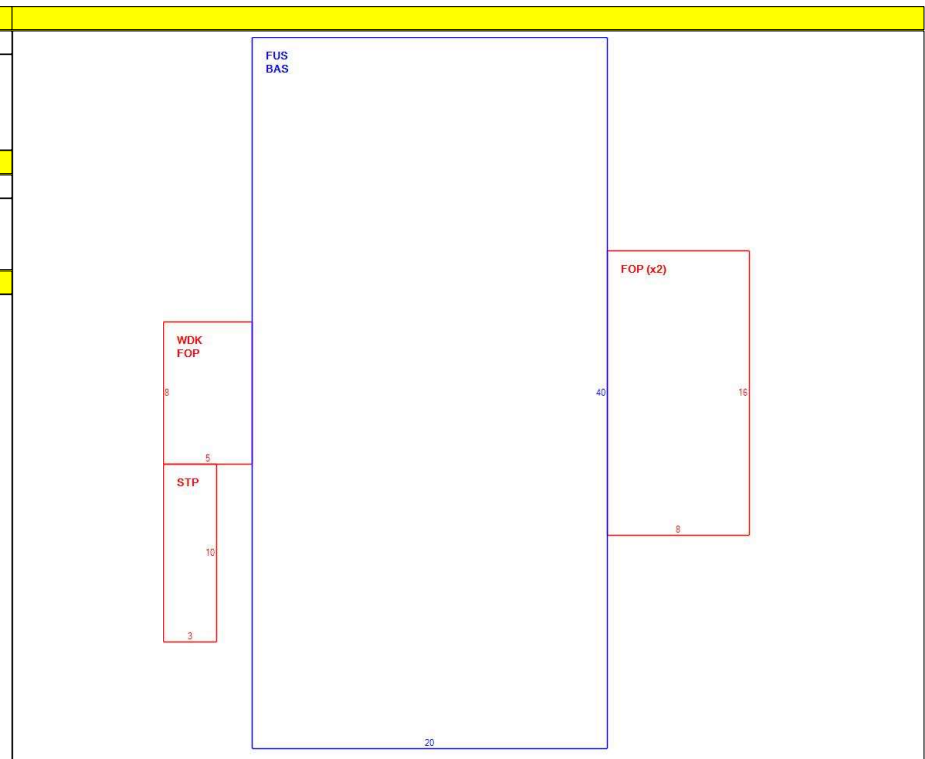
NOTES	
CAPT JOHN MORSE COTTAGE HV BLDG #6 - 4TH ON LEFT I/E+ REMOD 1977 & SOME UPDATE SINCE	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	20,330,300
Appraised Xf (B) Value (Bldg)	277,700
Appraised Ob (B) Value (Bldg)	252,400
Appraised Land Value (Bldg)	783,300
Special Land Value	0
Total Appraised Parcel Value	21,643,700
Valuation Method	C
Total Appraised Parcel Value	21,643,700

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

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	
2	300C	HOTEL CNDO	R5		0 SF	4.65	1.00000	0	1.00		1.000		0	4.65	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 4.39					Total Land Value				783,300

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	39	Lodng/Motel									
Model	94	Commercial									
Grade	06	Good									
Stories:	2										
Occupancy	2.00										
Exterior Wall 1	14	Wood Shingle									
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asph/F Gls/Cmp									
Interior Wall 1	03	Plastered									
Interior Wall 2	06	Cust Wd Panel									
Interior Floor 1	14	Carpet									
Interior Floor 2	12	Hardwood									
Heating Fuel	03	Gas									
Heating Type	04	Forced Air-Duc									
AC Type	03	Central									
Bldg Use	300C	HOTEL CNDO									
Total Rooms											
Total Bedrms	00										
Total Baths	0										
Heat/AC	01	HEAT/AC PKGS									
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:	3000										
						MIXED USE					
						Code	Description			Percentage	
						300C	HOTEL CNDO			100	
										0	
										0	
						COST / MARKET VALUATION					
						RCN				1,084,035	
						Year Built				1880	
						Effective Year Built				1997	
						Depreciation Code				VG	
						Remodel Rating					
						Year Remodeled					
						Depreciation %				25	
						Functional Obsol				0	
						External Obsol				0	
						Trend Factor				1	
						Condition					
						Condition %					
						Percent Good				75	
						Cns Sect Rcndd				813,000	
						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	1991		75		0.00	1,500
PAV1	PAVING-ASPH	L	2,700	2.50	1976		50		0.00	3,400
LT1	LIGHTS-IN W/P	L	3	1000.00	2000		50		0.00	1,500
SHD1	SHED FRAME	L	32	16.00	2007		100		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	800	800	800	660.19	528,154	
FOP	Porch, Open, Finished	0	296	74	165.05	48,854	
FUS	Upper Story, Finished	800	800	760	627.18	501,746	
STP	Stoop	0	30	2	44.01	1,320	
WDK	Deck, Wood	0	40	6	99.03	3,961	
Ttl Gross Liv / Lease Area		1,600	1,966	1,642		1,084,035	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HARBOR VIEW HOTEL OWNER LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
			3 Public Sewer	1 Paved		3000	3000	20,860,400	20,860,400	
C/O UPLAND CAPITAL CORP 745 BOYLSTON ST BOSTON MA 02116		SUPPLEMENTAL DATA				3000	3000	783,300	783,300	VISION
		Alt Prcl ID	CARD 5 IS 20B/63.2 ADMIN	Restriction		Total		21,643,700	21,643,700	
		PLN#/Rec	CF 390 HRBRVW	Hist Distrct	X					
		Lot#	1	Other Note						
		Plan Notes		UC-Misc 1	REVIEW RENO '2					
		Plan Notes		UC-Misc 2	MAIN & MAYHEW					
		Plan Notes		Assoc Pid#						
		GIS ID	M_283042_794150							

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	01-11-2018	U	I	30,000,000	1V	Year	Code	Assessed	Year	Code	Assessed
SCOUT HARBOR VIEW PROPERTY 1 LLC		1105 0640	12-21-2006	U	I	31,000,000	1	2023	3000	19,329,400	2022	3000	14,531,300
ROBERTS WILLIAM H, VANWOERKOM		0042 0159	09-28-1990	U	I	1	1B		3000	795,600		3000	851,600
VANWOERKOM J.A. WEXLER, J.W.		0041 0021	07-28-1989	U	I	0	1B						
HARBORVIEW HOTELS ASSOC		0035 0305	04-10-1986	U	I	0	1B						
		Total				20,125,000		Total		15,382,900	Total		15,243,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
HTL				

NOTES	
GOV MAYHEW HOUSE (MOTEL TYPE) HV BLDG #2 - BESIDE POOL MOTEL 50 UNITS (BDRMS/BTHS) PLANS TO RAZE THIS BLDG DURING FUTURE REDEVELOPMENT OF SITE	

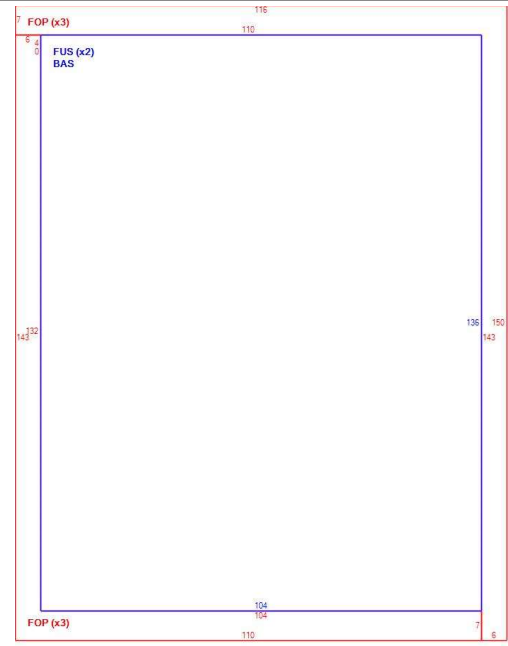
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

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
3	300C	HOTEL CNDO	R5		0 SF	4.65	1.00000	0	1.00		1.000		0	4.65	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 4.39					Total Land Value		783,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Lodng/Motel			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories:	3				
Occupancy	50.00				
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					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	01	None			
Bldg Use	300C	HOTEL CNDO			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	9.00				
% Cmn Wall	0.00				
1st Floor Use:	3000				

MIXED USE		
Code	Description	Percentage
300C	HOTEL CNDO	100
		0
		0

COST / MARKET VALUATION	
RCN	14,352,122
Year Built	1970
Effective Year Built	1999
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	20
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	57
Cns Sect Rcndd	8,180,700
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
SPR2	WET/CONCEA	B	42,432	2.10	1995		57		0.00	50,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	14,144	14,144	14,144	330.24	4,670,879
FOP	Porch, Open, Finished	0	9,768	2,442	82.56	806,440
FUS	Upper Story, Finished	28,288	28,288	26,874	313.73	8,874,803
Ttl Gross Liv / Lease Area		42,432	52,200	43,460		14,352,122



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		Plan Notes		UC-Misc 2	MAIN & MAYHEW				
		Plan Notes							
		GIS ID	M_283042_794150	Assoc Pid#					
						Total		21,643,700	21,643,700

1302
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VISION

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ROBERTS WILLIAM H, VANWOERKOM		0042 0159	09-28-1990	U	I	1	1B		3000	795,600		3000	851,600		
VANWOERKOM J.A. WEXLER, J.W.		0041 0021	07-28-1989	U	I	0	1B								
HARBORVIEW HOTELS ASSOC		0035 0305	04-10-1986	U	I	0	1B								
								Total		20,125,000	Total		15,382,900	Total	15,243,300

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
HTL			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	20,330,300
Appraised Xf (B) Value (Bldg)	277,700
Appraised Ob (B) Value (Bldg)	252,400
Appraised Land Value (Bldg)	783,300
Special Land Value	0
Total Appraised Parcel Value	21,643,700
Valuation Method	C
Total Appraised Parcel Value	21,643,700

NOTES									
CAPT EDMUND BRADLEY COTTAGE HV BLDG #3, 1ST ON LEFT (SEE ATTACHED) REMOD 1980 6 UNITS; GUT/REHAB 2007									

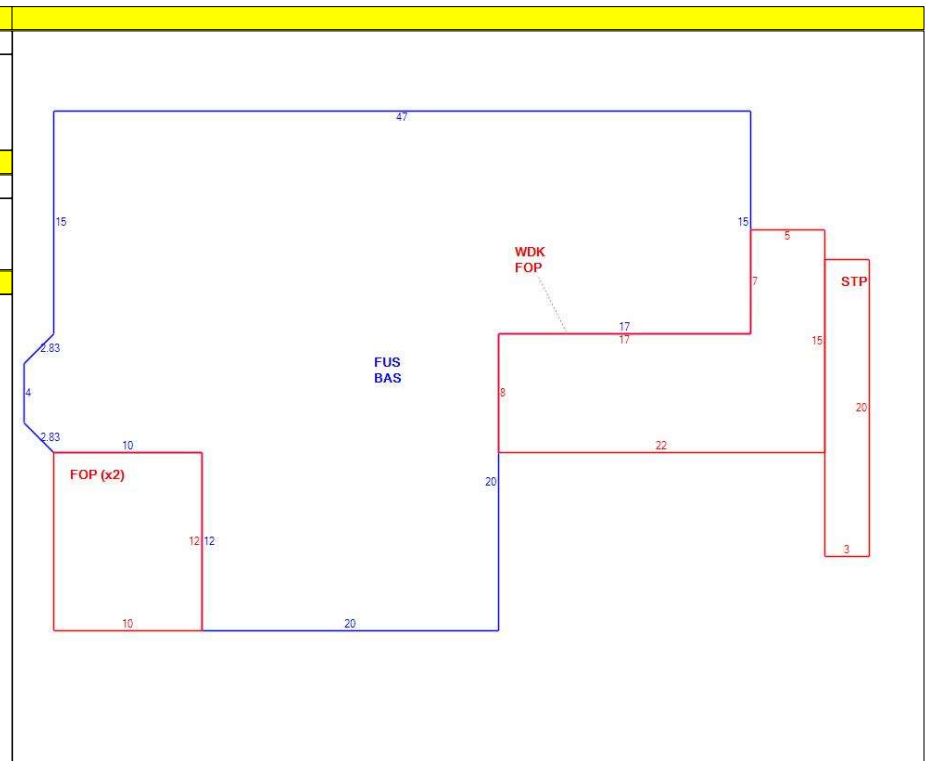
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

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	
4	300C	HOTEL CNDO	R5		0 SF	4.65	1.00000	0	1.00		1.000			0	4.65	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 4.39					Total Land Value 783,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Lodng/Motel			
Model	94	Commercial			
Grade	06	Good			
Stories:	2				
Occupancy	6.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	01	None			
Bldg Use	300C	HOTEL CNDO			
Total Rooms					
Total Bedrms	06				
Total Baths	6				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	03	ABOVE AVERAGE			
Wall Height	8.00				
% Conn Wall	0.00				
1st Floor Use:	3000				

MIXED USE		
Code	Description	Percentage
300C	HOTEL CNDO	100
		0
		0

COST / MARKET VALUATION		
RCN		1,511,079
Year Built		1890
Effective Year Built		2012
Depreciation Code		R
Remodel Rating		
Year Remodeled		
Depreciation %		10
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		90
Cns Sect Rcndd		1,360,000
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
FPL1	FPL MSNRY 1S	B	1	3000.00	2006		90		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,197	1,197	1,197	608.82	728,752	
FOP	Porch, Open, Finished	0	451	113	152.54	68,796	
FUS	Upper Story, Finished	1,197	1,197	1,137	578.30	692,223	
STP	Stoop	0	60	3	30.44	1,826	
WDK	Deck, Wood	0	211	32	92.33	19,482	
Ttl Gross Liv / Lease Area		2,394	3,116	2,482		1,511,079	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HARBOR VIEW HOTEL OWNER LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
			3 Public Sewer	1 Paved		3000	3000	20,860,400	20,860,400	
C/O UPLAND CAPITAL CORP 745 BOYLSTON ST BOSTON MA 02116		SUPPLEMENTAL DATA				3000	3000	783,300	783,300	VISION
		Alt Prcl ID	CARD 5 IS 20B/63.2 ADMIN	Restriction				Total		
		PLN#/Rec	CF 390 HRBRVW	Hist Distrct	X					
		Lot#	1	Other Note						
		Plan Notes		UC-Misc 1	REVIEW RENO '2					
		Plan Notes		UC-Misc 2	MAIN & MAYHEW					
		Plan Notes								
		GIS ID	M_283042_794150	Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HARBOR VIEW HOTEL OWNER LLC	1458	0046	01-11-2018	U	I	30,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCOUT HARBOR VIEW PROPERTY 1 LLC	1105	0640	12-21-2006	U	I	31,000,000	1	2023	3000	19,329,400	2022	3000	14,531,300	2021	3000	14,531,300
ROBERTS WILLIAM H, VANWOERKOM	0042	0159	09-28-1990	U	I	1	1B		3000	795,600		3000	851,600		3000	712,000
VANWOERKOM J.A. WEXLER, J.W.	0041	0021	07-28-1989	U	I	0	1B									
HARBORVIEW HOTELS ASSOC	0035	0305	04-10-1986	U	I	0	1B									
								Total	20,125,000		Total	15,382,900		Total	15,243,300	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
HTL				

NOTES	
TOWNHOUSES(WAS CAPT JOSHUA SNOW)	
HV BLDG #8-FAR LEFT BY LOWER LEVEL PKG	F10:SWITCHED BLDG DATA WITH 20B-107,CD7
PART OF HARBORVIEW RESORT	BLDGS WERE ASSESSED ON WRONG PCLS

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	20,330,300
Appraised Xf (B) Value (Bldg)	277,700
Appraised Ob (B) Value (Bldg)	252,400
Appraised Land Value (Bldg)	783,300
Special Land Value	0
Total Appraised Parcel Value	21,643,700
Valuation Method	C
Total Appraised Parcel Value	21,643,700

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

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	
5	300C	HOTEL CNDO	R5		2,034 SF	64.18	1.00000	9	1.00	0100	6.000	FLAG LOT		0	385.08	783,300
5	300C	HOTEL CNDO			20,034 SF	0.00	1.00000	0	1.00		1.000	LOT SIZE		0	0	0
Total Card Land Units					0.51	AC	Parcel Total Land Area: 4.39					Total Land Value		783,300		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	39	Lodng/Motel									
Model	94	Commercial									
Grade	06	Good									
Stories:	2										
Occupancy	2.00										
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											
Interior Floor 1	14	Carpet				RCN		1,728,461			
Interior Floor 2											
Heating Fuel	04	Electric				Year Built		1900			
Heating Type	07	Electr Basebrd				Effective Year Built		1997			
AC Type	01	None				Depreciation Code		VG			
Bldg Use	300C	HOTEL CNDO				Remodel Rating					
Total Rooms						Year Remodeled					
Total Bedrms						Depreciation %		25			
Total Baths						Functional Obsol		0			
Heat/AC	00	NONE				External Obsol		0			
Frame Type	02	WOOD FRAME				Trend Factor		1			
Baths/Plumbing	02	AVERAGE				Condition					
Ceiling/Wall	06	CEIL & WALLS				Condition %					
Rooms/Prtns	02	AVERAGE				Percent Good		75			
Wall Height	8.00					Cns Sect Rcnd		1,296,300			
% Conn Wall	0.00					Dep % Ovr					
1st Floor Use:						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	4,200	2.50	1976		75		0.00	7,900	
LT1	LIGHTS-IN W/P	L	4	1000.00	2000		75		0.00	3,000	
SHD1	SHED FRAME	L	24	16.00	2007		100		0.00	400	
FPL	MTL-WD C/PIP	B	4	2000.00	1991		75		0.00	6,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,463	1,463	1,463	522.51	764,431					
FOP	Porch, Open, Finished	0	16	4	130.63	2,090					
FUS	Upper Story, Finished	1,479	1,479	1,405	496.37	734,126					
UBM	Basement, Unfinished	0	1,463	293	104.64	153,095					
UOP	Porch, Open, Unfinished	0	408	82	105.01	42,846					
WDK	Deck, Wood	0	408	61	78.12	31,873					
Ttl Gross Liv / Lease Area		2,942	5,237	3,308		1,728,461					

