

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA									
ZILPHAGAEL LLC  137 UPPER MAIN ST BOX 561 EDGARTOWN MA 02539			2 Public Water 3 Public Sewer			Description	Code	Appraised	Assessed										
								3260	3260	1,717,000	1,717,000	<b>VISION</b>							
						3260	3260	719,600	719,600										
SUPPLEMENTAL DATA						Total		2,436,600	2,436,600										
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282093_793950		Restriction Hist District X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#																	
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
ZILPHAGAEL LLC DELLORUSSO WALTER			0799 00383	0472 0118	05-26-2000 05-28-1981	Q Q	I I	800,000 215,000	00 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
			2023	3260 3260	1,717,000 668,200	2022	3260 3260	961,700 641,700	2021	3260 3260	961,700 641,700	Total		2,385,200	Total		1,603,400	Total	
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)					1,688,200				
UPM1										Appraised Xf (B) Value (Bldg)					6,300				
										Appraised Ob (B) Value (Bldg)					22,500				
										Appraised Land Value (Bldg)					719,600				
										Special Land Value					0				
										Total Appraised Parcel Value					2,436,600				
										Valuation Method					C				
										Total Appraised Parcel Value					2,436,600				
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					
2022-208	10-20-2021	RA	Res Add/Alter			100		REPLACE WINDOW, LANDIN	07-19-2022	EH			01	Cyclical Reinspection					
2021-815	05-06-2021	TEMP	Temp Structure			100		50'X32 TENT FR 5/21-9/30	05-02-2017	DT			11	Field Review					
2017-494	03-20-2017	RA	Res Add/Alter	5,000		100		SHEETROCK DIN RM CEILIN	06-23-2014	DT			11	Field Review					
19-89		TEMP	Temp Structure			100		24X44 TENT	03-21-2011	DT			11	Field Review					
19-87		TEMP	Temp Structure			100		32X50 TENT	12-05-2008	EP			11	Field Review					
									04-24-2007	DT			11	Field Review					
									01-02-2002	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	R5		19,875 SF	129.31	1.00000	A	1.00	UPM1	0.280			0	36.21	719,600			
Total Card Land Units					0.46 AC	Parcel Total Land Area: 0.46					Total Land Value					719,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	06	Good			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
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					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	02	Heat Pump			
Bldg Use	326C	REST/CLUBS			
Total Rooms					
Total Bedrms	00				
Total Baths	5				
Heat/AC	00	NONE			
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				
			RCN		2,250,919
			Year Built		1920
			Effective Year Built		2002
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		20
			Functional Obsol		5
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		75
			Cns Sect Rcndd		1,688,200
			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	1996		75		0.00	2,300
CLR1	COOLER	B	144	37.00	1996		75		0.00	4,000
PAT3	PATIO COMM	L	1,000	25.00	2000		90		0.00	22,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,300	3,300	3,300	524.69	1,731,476	
FUS	Upper Story, Finished	600	600	570	498.46	299,073	
UBM	Basement, Unfinished	0	2,100	420	104.94	220,370	
Ttl Gross Liv / Lease Area		3,900	6,000	4,290		2,250,919	

