

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
STONY BROOK LLC			2 Public Water			Description	Code	Appraised	Assessed	1302
1215 CHESTNUT ST						3000	3000	2,438,300	2,438,300	
NEWTON MA 02464-1308		<b>SUPPLEMENTAL DATA</b>				3000	3000	912,300	912,300	EDGARTOWN, MA
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct Other Note UC-Misc 1 CK '24 FOR REN UC-Misc 2								<b>VISION</b>
GIS ID M_281574_794048		Assoc Pid#								
						Total		3,350,600	3,350,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
STONY BROOK LLC		1473 0128	07-30-2018	U	I	2,000,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
ARMSTEAD KENNETH J		1423 0136	12-01-2016	U	I	1	1A	2023	3000	2,333,400	2022	1010	1,081,400	2021	1010	1,050,300
ARMSTEAD KENNETH J &		0817 0149	12-15-2000	Q	I	1,330,000	00		3000	829,400		1010	837,300		1010	733,600
HALL MARGARET A		0410 0334	01-12-1984	Q	I	202,000	00									
PODUSKA JOHN WM SR		00397 0672	12-03-1982	Q	I	170,000	00									
						Total		3,162,800	Total	1,918,700	Total	1,783,900				

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				APPROAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
0050												
NOTES								Appraised Bldg. Value (Card)				2,421,700
-THE FRANKLIN HOTEL 7 QUEEN BEDS 2 DBL BEDS 1 SINGLE BED 10 BEDROOMS/10 BATHS PAV2=ALL INLAID BRICK IVG FGR WAS 1/2 ANTIQUE SHOP 5X12 UST NOT ASSESSED (HALF HEIGHT)								Appraised Xf (B) Value (Bldg)				1,500
								Appraised Ob (B) Value (Bldg)				15,100
								Appraised Land Value (Bldg)				912,300
								Special Land Value				0
								Total Appraised Parcel Value				3,350,600
								Valuation Method				C
								Total Appraised Parcel Value				3,350,600

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	
2023-1	07-28-2022	RA	Res Add/Alter			0		RENO COTTAGE	05-23-2017	MM			11	Field Review	
185-2022	06-03-2022	CO	CO ISSUED			100			06-02-2016	EP			01	Cyclical Reinspection	
2022-489	02-01-2022	RA	Res Add/Alter	164,000		100		SPRINGKLER STSTEM	06-23-2014	DT			11	Field Review	
2022-414	01-04-2022	RN	Res New Cons	175,000		100		DEMO/ BUILD GUEST HS	03-21-2011	DT			11	Field Review	
2022-185	10-25-2021	RA	Res Add/Alter	960,000		100		COVERT SFR TO HOTEL	12-03-2008	EP			11	Field Review	
2022-66	08-31-2021	DE	Demolish	5,000		100		DEMO REAR OF BLDG	04-24-2007	DT			11	Field Review	
2021-691	04-01-2021	RA	Res Add/Alter	82,000		100		INSTALL SPRINKLER SYSTE	05-11-2004	DT			11	Field Review	

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	300R	HOTEL M-01	BII		22,350 SF	123.70	1.00000	A	1.00	CBD3	0.330	NBHD=INN USE		40.82	912,300
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value		912,300



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
STONY BROOK LLC			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
1215 CHESTNUT ST						3000	3000	2,438,300	2,438,300	
NEWTON MA 02464-1308		<b>SUPPLEMENTAL DATA</b>				3000	3000	912,300	912,300	<b>VISION</b>
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct Other Note UC-Misc 1 CK '24 FOR REN UC-Misc 2								
GIS ID M_281574_794048		Assoc Pid#				Total		3,350,600	3,350,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
STONY BROOK LLC	1473	0128	07-30-2018	U	I	2,000,000	1	Year	Code	Assessed	Year	Code	Assessed		
ARMSTEAD KENNETH J	1423	0136	12-01-2016	U	I	1	1A	2023	3000	2,333,400	2022	1010	1,081,400		
ARMSTEAD KENNETH J &	0817	0149	12-15-2000	Q	I	1,330,000	00		3000	829,400		1010	837,300		
HALL MARGARET A	0410	0334	01-12-1984	Q	I	202,000	00					2021	1010	1,050,300	
PODUSKA JOHN WM SR	00397	0672	12-03-1982	Q	I	170,000	00						1010	733,600	
						Total		3,162,800		Total		1,918,700		Total	1,783,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,421,700
Appraised Xf (B) Value (Bldg)	1,500
Appraised Ob (B) Value (Bldg)	15,100
Appraised Land Value (Bldg)	912,300
Special Land Value	0
Total Appraised Parcel Value	3,350,600
Valuation Method	C
Total Appraised Parcel Value	3,350,600

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

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
2	300R	HOTEL M-01	BII		0 SF		1.00000	0	1.00		1.000			0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			0.51	Total Land Value				0

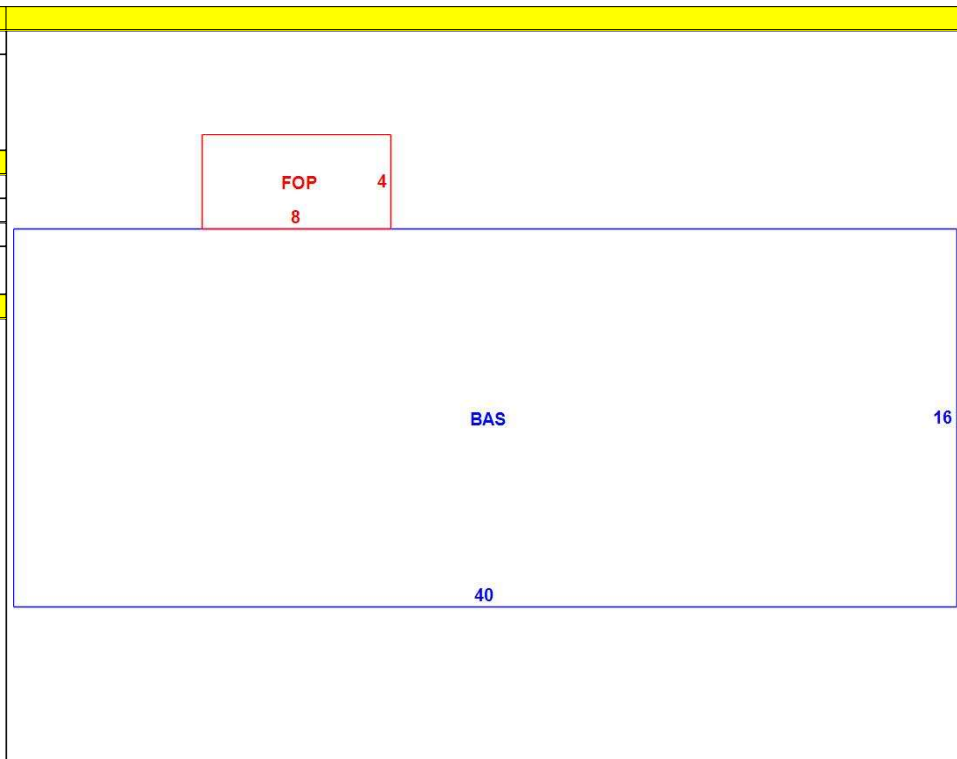
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	2				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	08	Wood Laminate			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	03	Hot Air-no Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	3				
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	70,711
Year Built	2022
Effective Year Built	2022
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	90
Percent Good	90
Cns Sect Rcnd	63,600
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	% 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	640	640	640	109.46	70,054
FOP	Porch, Open, Finished	0	32	6	20.52	657
Ttl Gross Liv / Lease Area		640	672	646		70,711



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NEWTON MA 02464-1308		<b>SUPPLEMENTAL DATA</b>				3000	3000	912,300	912,300	<b>VISION</b>
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ARMSTEAD KENNETH J &	0817	0149	12-15-2000	Q	I	1,330,000	00		3000	829,400		1010	837,300		1010	733,600
HALL MARGARET A	0410	0334	01-12-1984	Q	I	202,000	00	Total								
PODUSKA JOHN WM SR	00397	0672	12-03-1982	Q	I	170,000	00	3,162,800		Total		1,918,700		Total		1,783,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

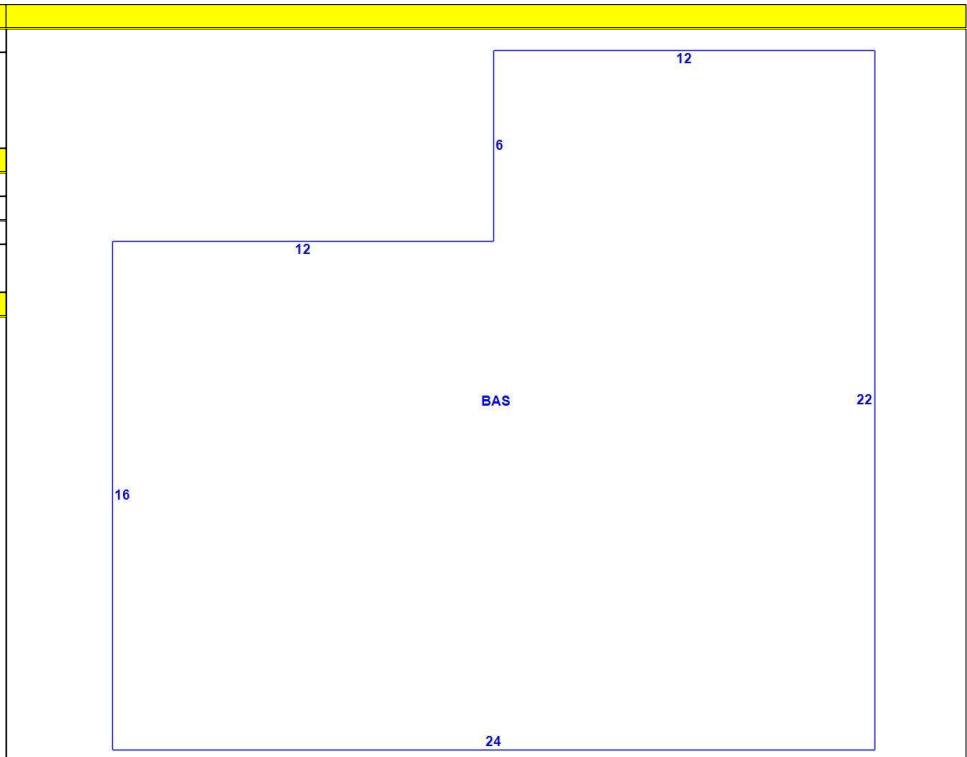
  

APPRAISED VALUE SUMMARY	
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Valuation Method	C
Total Appraised Parcel Value	3,350,600

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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	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
3	300R	HOTEL M-01			SF		0.00000	0	1.00		1.000				0
Total Card Land Units					0.00	AC	Parcel Total Land Area			0.51	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model:	01	Residential			
Grade:	03	Average			
Stories:					
Occupancy					
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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 Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	03	Hot Air-no Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:	2				
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			53,603		
Year Built			1970		
Effective Year Built			2017		
Depreciation Code			R		
Remodel Rating					
Year Remodeled					
Depreciation %			5		
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
Cns Sect Rcnld			50,900		
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	% 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	456	456	456	117.55	53,603	
Ttl Gross Liv / Lease Area		456	456	456		53,603	

