

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCMANUS CAROLA BOX 1593 EDGARTOWN MA 02539			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA VISION
			3 Public Sewer	1 Paved		3260	3260	414,900	414,900	
SUPPLEMENTAL DATA						3260	3260	1,545,000	1,545,000	
Alt Prcl ID		PLN#/Rec		Restriction						
Lot#		Plan Notes		Hist Distrct X						
Plan Notes		Plan Notes		Other Note						
Plan Notes		Plan Notes		UC-Misc 1						
Plan Notes		Plan Notes		UC-Misc 2						
GIS ID		M_282431_793865		Assoc Pid#						
						Total		1,959,900	1,959,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCMANUS CAROLA	0829	0522	04-09-2001	U	I	1,050,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CASKEY SCOTT M	0578	0109	04-17-1992	U	I	1	1A	2023	3260	414,900	2022	3260	268,700	2021	3260	268,700
CASKEY SCOTT M	00508	0619	10-06-1988	Q	I	280,000	00		3260	1,545,000		3260	1,026,700		3260	1,026,700
						Total		Total		1,959,900	Total		1,295,400	Total		1,295,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CBD4				

NOTES	
ESPRESSO LOVE CAFE	FOP HAS VINYL PLASTIC
BLDG FACES PRKG LOT	SIDES IN INCLEMENT
LT 2 CASKEY CF 493	WEATHER
	NO FRONTG ON CHURCH ST
OWNER OCCUPIED	
MOSTLY OPEN TRUSS CLNG	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	404,400
Appraised Xf (B) Value (Bldg)	1,700
Appraised Ob (B) Value (Bldg)	8,800
Appraised Land Value (Bldg)	1,545,000
Special Land Value	0
Total Appraised Parcel Value	1,959,900
Valuation Method	C
Total Appraised Parcel Value	1,959,900

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
2017-559	04-21-2017	CA	Comm Add/Alte	4,000		0		MIN ALT SIDEWALL & WINDO	05-03-2017	DT			11	Field Review
2014-393	04-23-2014	CA	Comm Add/Alte					MIN ALTS	01-23-2015	EP			01	Cyclical Reinspection
285-2013	05-17-2013	CO	CO ISSUED					ALTER	06-23-2014	DT			11	Field Review
2013-285	03-19-2013	CA	Comm Add/Alte					MIN ALTS/ROOF	11-15-2013	EP			01	Cyclical Reinspection
									03-21-2011	DT			11	Field Review
									10-12-2007	EP			11	Field Review
									04-24-2007	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	B1		5,211 SF	383.06	1.00000	A	0.90	CBD4	0.860	X 90% ACCESS		0	296.49	1,545,000
Total Card Land Units					0.12	AC	Parcel Total Land Area: 0.12					Total Land Value		1,545,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
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	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	02	Heat Pump			
Bldg Use	326C	REST/CLUBS			
Total Rooms					
Total Bedrms	00				
Total Baths	.5				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	01	LIGHT			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall	0.00				
1st Floor Use:	326C				

MIXED USE		
Code	Description	Percentage
326C	REST/CLUBS	100
		0
		0

COST / MARKET VALUATION	
RCN	577,722
Year Built	1940
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
Cns Sect Rcndd	404,400
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
CLR1	COOLER	B	64	37.00	1986		70		0.00	1,700
PAT3	PATIO COMM	L	500	25.00	2000		70		0.00	8,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,004	1,004	1,004	452.76	454,571	
FEP	Porch, Enclosed, Finished	0	208	94	204.61	42,559	
UBM	Basement, Unfinished	0	715	143	90.55	64,745	
WDK	Deck, Wood	0	236	35	67.15	15,847	
Ttl Gross Liv / Lease Area		1,004	2,163	1,276		577,722	

