

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KBD VINEYARD HAVEN LLC C/O UNITED PROPERTIES GROUP 1330 BOYLSTON ST SUITE 608 CHESTNUT HIL MA 02467			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA VISION	
			3 Public Sewer			RESIDENTL	0130	323,022	323,022		
		SUPPLEMENTAL DATA					RES LND	0130	74,592		74,592
		Alt Prcl ID PLN#/Rec Restriction Hist Distrct Other Note Plan Notes UC-Misc 1 UC-Misc 2 Plan Notes GIS ID M_281226_794301 Assoc Pid#					COMMERCL	0310	1,215,178		1,215,178
						COMM LND	0310	280,608	280,608		
						Total		1,893,400	1,893,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KBD VINEYARD HAVEN LLC		0999 0737	05-10-2004	Q	I	995,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NELSON JAMES F		0633 0110	05-06-1994	Q	I	290,000	00	2023	0130	323,022	2022	0130	182,385	2021	0130	115,038
CONVERY & ASSOCIATES LTD		0623 0643	12-31-1993	U	I	1	1B		0130	69,930		0130	64,911		0130	64,911
CONVERY LEO P & ALISON		0400 0677	04-12-1983			0			0310	1,215,178		0310	686,115		0310	432,762
									0310	263,070		0310	244,189		0310	244,189
								Total		1,871,200	Total		1,177,600	Total		856,900

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				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
TRA1												
NOTES								Appraised Bldg. Value (Card)				1,531,600
-EDGARTOWN PIZZA & DELI -GYPSY BARBER - 1 1BR APT UP IG HAS SKYLITES								Appraised Xf (B) Value (Bldg)				0
								Appraised Ob (B) Value (Bldg)				6,600
								Appraised Land Value (Bldg)				355,200
								Special Land Value				0
								Total Appraised Parcel Value				1,893,400
								Valuation Method				C
								Total Appraised Parcel Value				1,893,400

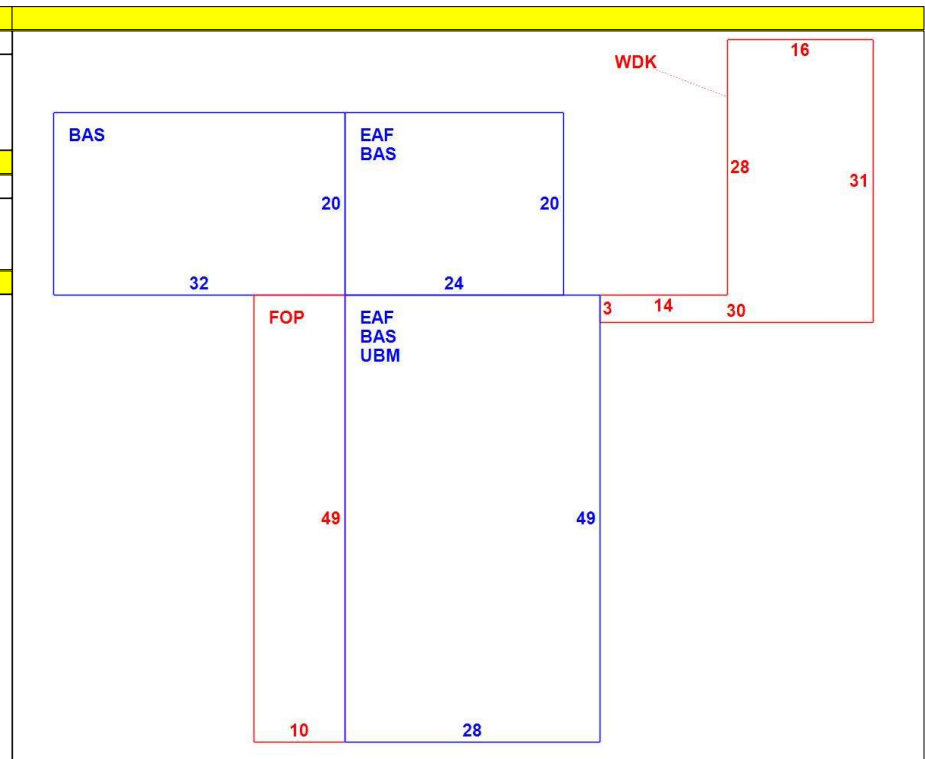
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
2021-696	04-02-2021	RA	Res Add/Alter	3,900		100		INSTALL ANSUL SYSTEM IN	08-16-2022	EH			01	Cyclical Reinspection	
2021-686	04-01-2021	RA	Res Add/Alter	9,500		100		INSTALL HOOD	04-28-2017	DT			11	Field Review	
9-2021	01-22-2021	CO	CO ISSUED			100			06-23-2014	DT			11	Field Review	
2013-63	09-19-2012	RA	Res Add/Alter			100		MINOR ALT SHINGLE ROOF	03-21-2011	DT			11	Field Review	
2005:176	01-10-2005	RA	Res Add/Alter		01-05-2006	100		MINOR ALTERATION TO CO	04-24-2007	DT			11	Field Review	
2004-290	05-18-2004	RA	Res Add/Alter			100		INTERIOR ALTERATIONS	02-10-2006	EP			12	Bldg Permit/Measur/New C	
									03-10-2005	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	0325	RETAIL <10K SF	B11		13,000 SF	170.78	1.00000	A	1.00	TRA1	0.160		0	27.33	355,200
Total Card Land Units					0.30	AC	Parcel Total Land Area: 0.30					Total Land Value		355,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Apt/Store			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories:	1.5				
Occupancy	3.00				
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	01	None			
Bldg Use	0325	RETAIL <10K SF			
Total Rooms					
Total Bedrms	00				
Total Baths	3				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Comn Wall	0.00				
1st Floor Use:	0325				

MIXED USE		
Code	Description	Percentage
0325	RETAIL <10K SF	79
010C	SINGL FAM M94	21
		0

COST / MARKET VALUATION	
RCN	1,914,494
Year Built	1983
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnd	1,531,600
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	5,000	2.50	2000		50		0.00	6,300
SGN2	DOUBLE SIDE	L	6	50.00	2006		50		0.00	200
SGN2	DOUBLE SIDE	L	4	50.00	2006		50		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,492	2,492	2,492	491.40	1,224,569	
EAF	Attic, Expansion, Finished	926	1,852	926	245.70	455,036	
FOP	Porch, Open, Finished	0	490	123	123.35	60,442	
UBM	Basement, Unfinished	0	1,372	274	98.14	134,644	
WDK	Deck, Wood	0	538	81	73.98	39,803	
Ttl Gross Liv / Lease Area		3,418	6,744	3,896		1,914,494	

