

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HAJJAR CHARLES C & MAHONEY PAUL R TRS HAVEN ROAD REALTY TRUST 30 ADAMS ST MILTON MA 02186			3 Public Sewer			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
						3221	3221	1,515,700	1,515,700	
SUPPLEMENTAL DATA										
Alt Prcl ID		Restriction		Hist Distrct						
PLN#/Rec		CF 512 4/19/89 4FLAGS		Other Note						
Lot#		C-7		UC-Misc 1 CK RENO WELL						
Plan Notes		UC-Misc 2		Assoc Pid#						
Plan Notes										
Plan Notes										
GIS ID		M_281133_794304				Total 1,515,700 1,515,700				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HAJJAR CHARLES C & FOUR FLAGS LLC		1304 0260	12-31-2012	U	I	3,000,000	1V	Year	Code	Assessed	Year	Code	Assessed
FOUR FLAGS LLC		1304 0242	12-31-2012	U	I	1	1B	2023	3221	1,388,200	2022	3221	824,900
FOUR FLAGS LLC		1143 0039	02-14-2008	U	I	1	1A				2021	3221	824,900
HARRISON R BRANDON JR TRS		0425 0539	02-28-1985	U	I	1	1	Total 1,388,200 Total 824,900 Total 824,900					

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,481,100
Appraised Xf (B) Value (Bldg)	34,600
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,515,700
Valuation Method	C
Total Appraised Parcel Value	1,515,700

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
2022-309	11-29-2022	RA	Res Add/Alter			0		ADD PARTITION FOR NEW R	03-23-2023	BT			48	Abatemnt NO Chg
2020-102	09-12-2019	CA		3,000		100		MODIFY SPRINKLER SYSTE	10-25-2018	EP			01	Cyclical Reinspection
2020-62	08-08-2019	CA		80,000		100		INT RENO	04-28-2017	DT			11	Field Review
2019-454	02-05-2019	CA	Comm Add/Alte	5,200		100		REPLACE TRIM AND SHINGL	06-23-2014	DT			11	Field Review
2018-355	01-06-2018	CA	Comm Add/Alte	5,000		100		SPRINKLER SYS	03-21-2011	DT			11	Field Review
2017-641	05-30-2017	CA	Comm Add/Alte	100,000		100		INT ALTS UNITS C4-C7	04-24-2007	DT			11	Field Review
									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	3221	RTL CNDO M-06	B11		0 SF		1.00000	0	1.00	TRA1	0.160		0.0000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	90	Retail Condo			
Model	06	Com Condo			
Grade	03	Average			
Stories:	1	1 Story			
Occupancy	4				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel:	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	03	Central			
Ttl Bedrms:	00				
Ttl Bathrms:	1	1 Full			
Ttl Half Bths:	0				
Xtra Fixtres					
Total Rooms:	1	1 Room			
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id	101903	C 15	Owne	0.0	
	FOUR FLAGS COM	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr	1	FIRST FLOOR	100		
Condo Unit	1	1	175		
COST / MARKET VALUATION					
Building Value New		1,763,206			
Year Built		1985			
Effective Year Built		2006			
Depreciation Code		VG			
Remodel Rating		04			
Year Remodeled		2017			
Depreciation %		16			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		84			
Percent Good		84			
Cns Sect Rcnd		1,481,100			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

BAS
(3,650 sf)

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
ATM1	AUTOMATC T	B	1	40000.00	1995		84		0.00	33,600
SPR3	DRY	B	745	1.65			84		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,650	3,650	3,650	483.07	1,763,206
Ttl Gross Liv / Lease Area		3,650	3,650	3,650		1,763,206

