

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
258 EDGARTOWN LLC					2	Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA VISION
					3	Public Sewer			RESIDENTL	0130	123,648	123,648	
PO BOX 216				SUPPLEMENTAL DATA				RES LND	0130	57,184	57,184		
				Alt Prcl ID	PLN#/Rec	CF 613 CONVERY 1993	Restriction		COMMERCL	0310	649,152	649,152	
OAK BLUFFS	MA	02557	Lot#	1	Other Note	COMM LND	0310	300,216	300,216				
				Plan Notes	UC-Misc 1			Total		1,130,200	1,130,200		
				Plan Notes	UC-Misc 2								
				Plan Notes									
				GIS ID	M_281009_794368	Assoc Pid#							

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
258 EDGARTOWN LLC				1558	882	01-04-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MCNULTY RICHARD J DMD & MCNULTY RICHARD J DMD				0735	0164	07-07-1998	U	I	1	1A	2023	0130	123,648	2022	0130	79,248
CONVERY & ASSOCIATES LTD				0700	0623	05-15-1997	Q	I	385,000	00		0130	53,616		0130	52,080
CONVERY LEO P				0623	0643	12-31-1993	U	I	1	1A		0310	649,152		0310	416,052
				00384	0393	07-21-1981	U	I	45,653	1A		0310	281,484		0310	273,420
				Total							1,107,900		Total		820,800	
											Total		Total		820,800	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
TRA1			

NOTES			
FHS=(1) APT - 2 BR		LEFT=Comm kitchen-Premier Chef Services	
CENTER SECTION COSMETIC DENTISTRY RT = BRAZILIAN MINISTRY			

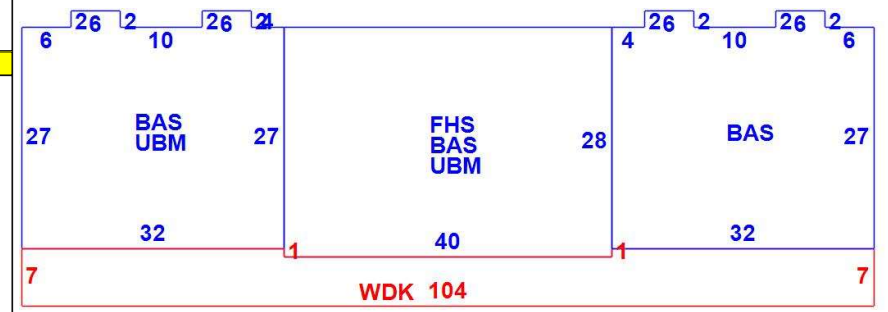
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
2019-144	09-18-2018	RA	Res Add/Alter	3,000		100		REPLACE RAKES & CORNE		07-11-2019	EP			01	Cyclical Reinspection
2018-486	04-13-2018	CA	Comm Add/Alte	150,000		100		COMM KITCHEN		04-28-2017	DT			11	Field Review
2016-98	09-09-2015	RA	Res Add/Alter	4,000		100		REPLACE DECKING		06-23-2014	DT			11	Field Review
2015-306	02-06-2015	RA	Res Add/Alter	7,000		100		MINOR INTERIOR ALTS		03-21-2011	DT			11	Field Review
2012-181	12-15-2011	RA	Res Add/Alter			100		SHINGLE ROOF		03-24-2009	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	0340	OFFICE BLD M9	B11		13,690	SF	163.18	1.00000	A	1.00	TRA1	0.160		0	26.11	357,400
Total Card Land Units					0.31	AC	Parcel Total Land Area: 0.31					Total Land Value		357,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	03	Average			
Stories:	1.5				
Occupancy	4.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	03	Central			
Bldg Use	0340	OFFICE BLD M94			
Total Rooms					
Total Bedrms	02				
Total Baths	3				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	03	ABOVE AVERAGE			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	0340				

MIXED USE		
Code	Description	Percentage
0340	OFFICE BLD M94	84
010C	SINGL FAM M94	16
		0

COST / MARKET VALUATION	
RCN	959,305
Year Built	1986
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	04
Year Remodeled	2018
Depreciation %	20
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
Cns Sect Rcndd	767,400
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
PAV1	PAVING-ASPH	L	4,000	2.50	2000		50		0.00	5,000
SGN2	DOUBLE SIDE	L	15	50.00	2000		50		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,896	2,896	2,896	229.22	663,834	
FHS	Half Story, Finished	784	1,120	784	160.46	179,712	
UBM	Basement, Unfinished	0	2,008	402	45.89	92,148	
WDK	Deck, Wood	0	688	103	34.32	23,610	
Ttl Gross Liv / Lease Area		3,680	6,712	4,185		959,304	

