

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HAJJAR CHARLES C & HAJJAR ANNE TAMER--TRS 30 ADAMS ST			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed
MILTON MA 02186		<b>SUPPLEMENTAL DATA</b>				3020	3020	2,171,900	2,171,900
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282490_793681			Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#				
						Total		5,293,800	5,293,800

1302  
 EDGARTOWN, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HAJJAR CHARLES C & CALIRI KARYN W TRS APPERT KATHERINE G--TRS KIESLER LEWIS M KAYNER JOHN R &		1367 0612 0539 00492 0333	0974 0751 0418 0559 0113	02-05-2015 08-19-1993 04-27-1990 01-21-1988 04-21-1976	U U Q Q Q	I I I I I	3,600,000 805,000 1,300,000 800,000 0	1 1L 00 00 0	Year	Code	Assessed	Year	Code	Assessed		
								2023	3020	2,171,900	2022	3020	1,511,600	2021	3020	1,511,600
									3020	3,121,900		3020	2,762,774		3020	2,309,628
						Total		5,293,800	Total		4,274,374	Total		3,821,228		

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

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 2,161,900  
 Appraised Xf (B) Value (Bldg) 4,500  
 Appraised Ob (B) Value (Bldg) 5,500  
 Appraised Land Value (Bldg) 3,121,900  
 Special Land Value 0  
 Total Appraised Parcel Value 5,293,800  
 Valuation Method C  
 Total Appraised Parcel Value 5,293,800

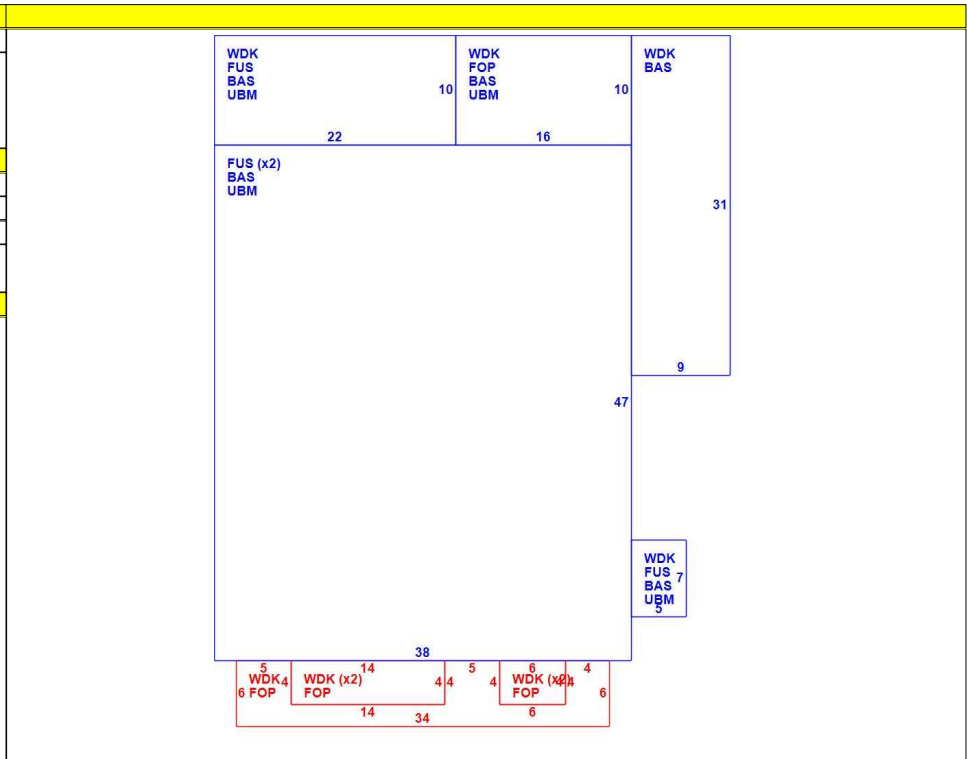
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			

NOTES			
THE CHRISTOPHER INN/BOUTIQUE HOTEL		I.E.	
VIEWS OBSTRUCTED BY		14BEDROOMS/14 BATHS	
HARBORSIDE RESORT HOTEL		15 RENTAL UNITS FY18 I+E	
ACROSS THE STREET			
SEASON MAY-DEC			
F = LO/SO			

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
2022-453	01-10-2022	RA	Res Add/Alter	83,000		100		REPLACE ROOF	07-13-2022	EH			01	Cyclical Reinspection
2021-756	04-15-2021	RA	Res Add/Alter	19,500		100		REPLACE SHINGLE, INT REP	05-09-2017	DT			11	Field Review
2016-405	01-28-2016	RA	Res Add/Alter	20,000		100		MIN ALTS NEW WINDOWS	04-27-2017	EP			01	Cyclical Reinspection
2016-401	01-28-2016	CA	Comm Add/Alte	20,000		100		REMODEL DINING ROOM &	03-21-2012	EP			11	Field Review
2013-147	11-19-2012	CA	Comm Add/Alte			100		REPLACE WINDOWS	05-17-2011	EP			01	Cyclical Reinspection
2012/129	11-07-2011	CA	Comm Add/Alte			100		MINOR ALTERATIONS	03-21-2011	DT			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	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	302R	INN/B+B M-01	B1		8,052 SF	258.48	1.00000	A	1.00	CBD1	1.000	V20 OBSTRUCTED=V15/USE	V15	387.72	3,121,900
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value		3,121,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	93	Inn/B+B			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	3				
Occupancy	15				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	06	Mansard			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall/Sheet			
Interior Flr 1	12	Hardwood			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	09	9+ Bedrooms			
Total Bthrms:	9				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
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		2,882,577			
Year Built		1820			
Effective Year Built		2006			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled					
Depreciation %		15			
Functional Obsol		10			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		75			
Cns Sect Rcnld		2,161,900			
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
LT1	LIGHTS-IN W/	L	1	1000.00	2000		70		0.00	700
FPL3	FPL MSNRY 2	B	1	4000.00	2001		75		0.00	3,000
PAT2	PATIO-GOOD	L	972	7.00			70		0.00	4,800
FPL	MTL-WD C/PI	B	1	2000.00			75		0.00	1,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,480	2,480	2,480	407.14	1,009,701
FOP	Porch, Open, Finished	0	364	73	81.65	29,721
FUS	Upper Story, Finished	3,827	3,827	3,827	407.14	1,558,115
UBM	Basement, Unfinished	0	2,201	440	81.39	179,141
WDK	Deck, Wood	0	978	98	40.80	39,899
Ttl Gross Liv / Lease Area		6,307	9,850	6,918		2,816,577

