

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HAJJAR CHARLES C --TRS			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed
			3 Public Sewer	1 Paved		3020	3020	828,500	828,500
30 ADAMS ST		<b>SUPPLEMENTAL DATA</b>				3020	3020	1,810,200	1,810,200
MILTON MA 02186		Alt Prcl ID PLN#/Rec 247/145 SIMPSON LN Lot# B Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2		Total		2,638,700	2,638,700
		GIS ID M_282657_793889		Assoc Pid#					

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 --TRS		1623 0352	04-28-2022	Q	I	2,900,000	00	Year	Code	Assessed	Year	Code	Assessed
CHIRGWIN JOHN T		0989 0233	02-19-2004	U	I	375,000	1A	2023	3020	828,500	2022	3020	455,200
CHIRGWIN JOHN T &		0983 0865	12-31-2003	U	I	1	1A		3020	1,810,200		3020	1,883,400
CHIRGWIN JOHN T & JAMES E		0712 0137	11-03-1997	U	I	550,000	1						
HANNA PRESTON & KRISTINE		00350 0550	10-01-1977			0		Total		2,638,700	Total		2,338,600
								Total		2,038,700	Total		2,038,700

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
0100				

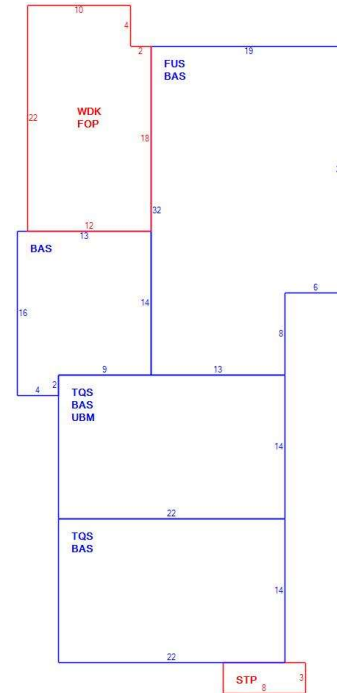
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	828,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,810,200
Special Land Value	0
Total Appraised Parcel Value	2,638,700
Valuation Method	C
Total Appraised Parcel Value	2,638,700

NOTES	
HENRY LYMAN THOMAS HOUSE F = LO/SO	
-LIGHTKEEPERS INN- #41,42,43,44,45	
6 RENTAL UNITS	
ATTACHED IVG	

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
2014-428	05-06-2014	CA	Comm Add/Alte			100		RENO BATH	11-08-2022	EH		6	01	Cyclical Reinspection
2011-237	03-18-2011	CA	Comm Add/Alte			100		MINOR ALTERATIONS (REPL	05-03-2017	DT			11	Field Review
2008-269	06-15-2008	CN	Comm New Co			100		SHD/DCK/PRCH/FNCE	03-22-2012	EP			11	Field Review
									11-18-2011	MM			11	Field Review
									03-21-2011	DT			11	Field Review
									08-04-2009	EP			12	Bldg Permit/Measur/New C
									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	R5		8,745 SF	240.70	1.00000	A	1.00	CBD4	0.860			207	1,810,200
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value		1,810,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	93	Inn/B+B			
Model	01	Residential			
Grade:	06	Good			
Stories:	2	2 Stories			
Occupancy	5				
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 Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	5				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			878,169		
Year Built			1900		
Effective Year Built			2006		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			5		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			80		
Cns Sect Rcnd			702,500		
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,366	1,366	1,366	336.17	459,205
FOP	Porch, Open, Finished	0	256	51	66.97	17,145
FUS	Upper Story, Finished	560	560	560	336.17	188,254
STP	Stoop	0	24	2	28.01	672
TQS	Three Quarter Story	462	616	462	252.13	155,310
UBM	Basement, Unfinished	0	308	62	67.67	20,842
WDK	Deck, Wood	0	256	26	34.14	8,740
Ttl Gross Liv / Lease Area		2,388	3,386	2,529		850,168

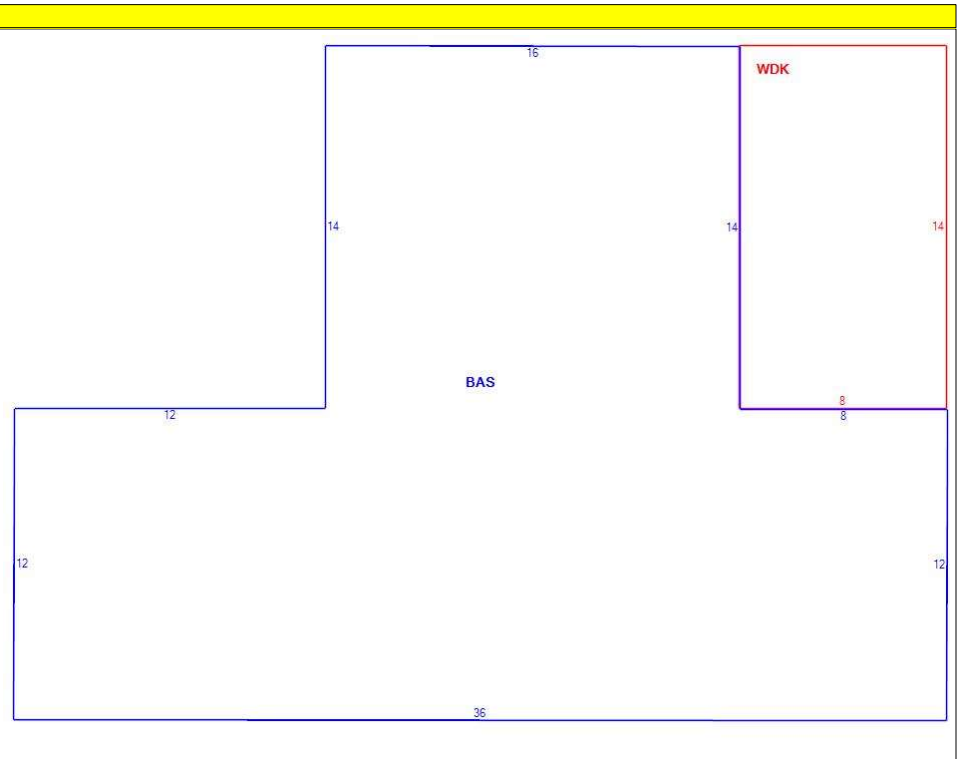


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>						
HAJJAR CHARLES C --TRS  30 ADAMS ST  MILTON MA 02186			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed							
			3 Public Sewer	1 Paved		3020	3020	828,500	828,500							
						3020	3020	1,810,200	1,810,200							
SUPPLEMENTAL DATA						Total				2,638,700	2,638,700					
Alt Prcl ID		PLN#/Rec 247/145 SIMPSON LN		Restriction												
Lot# B		Plan Notes		Hist District X												
Plan Notes		Plan Notes		Other Note												
Plan Notes		Plan Notes		UC-Misc 1												
Plan Notes		Plan Notes		UC-Misc 2												
GIS ID M_282657_793889				Assoc Pid#												
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CHIRGWIN JOHN T &		0983 0865	12-31-2003	U	I	1	1A		3020	1,810,200	2021	3020	1,883,400			
CHIRGWIN JOHN T & JAMES E		0712 0137	11-03-1997	U	I	550,000	1									
HANNA PRESTON & KRISTINE		00350 0550	10-01-1977			0										
		Total						2,638,700		Total		2,338,600		Total		2,038,700
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		Appraised Bldg. Value (Card) 828,500							
0100									Appraised Xf (B) Value (Bldg) 0							
						Appraised Ob (B) Value (Bldg) 0										
						Appraised Land Value (Bldg) 1,810,200										
						Special Land Value 0										
						Total Appraised Parcel Value 2,638,700										
						Valuation Method C										
						Total Appraised Parcel Value 2,638,700										
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		
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	
2	302R	INN/B+B M-01	R5		0 SF		1.00000	0	1.00		1.000			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.20	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	93	Inn/B+B			
Model	01	Residential			
Grade:	02	Below Average			
Stories:	1	1 Story			
Occupancy	1				
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 Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	4	4 Rooms			
Bath Style:					
Kitchen Style:					

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	179,952
Year Built	1940
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	126,000
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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	656	656	656	269.79	176,984
WDK	Deck, Wood	0	112	11	26.50	2,968
Ttl Gross Liv / Lease Area		656	768	667		179,952

