

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HAJJAR CHARLES C---TRS			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed
EDGARTOWN INN REALTY TRUST				1 Paved		3020	3020	2,508,400	2,508,400
30 ADAMS ST						3020	3020	3,007,600	3,007,600
SUPPLEMENTAL DATA									
MILTON MA 02186		Alt Prcl ID PLN#/Rec SIMPSONS LANE LC 6095			Restriction Hist Distrct X Other Note UC-Misc 1 NEED FULL M&L ' UC-Misc 2 ALL BLDGS				
		Lot#			Assoc Pid#				
		Plan Notes			Total				
		Plan Notes			5,516,000				
		Plan Notes			5,516,000				
		GIS ID M_282686_793836							

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		1484 0757	12-21-2018	U	I	5,000,000	1V	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
RADFORD EARLE K JR & LILIANE Z TRS		0049 0043	07-14-1995	U	I	1	1A	2023	3020	2,508,400	2022	3020	1,560,200	2021	3020	649,000	
RADFORD EARLE K JR &		0019 0283	04-04-1973			0			3020	3,007,600		3020	2,533,782		3020	2,118,554	
Total								5,516,000		Total		4,093,982		Total		2,767,554	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			Batch

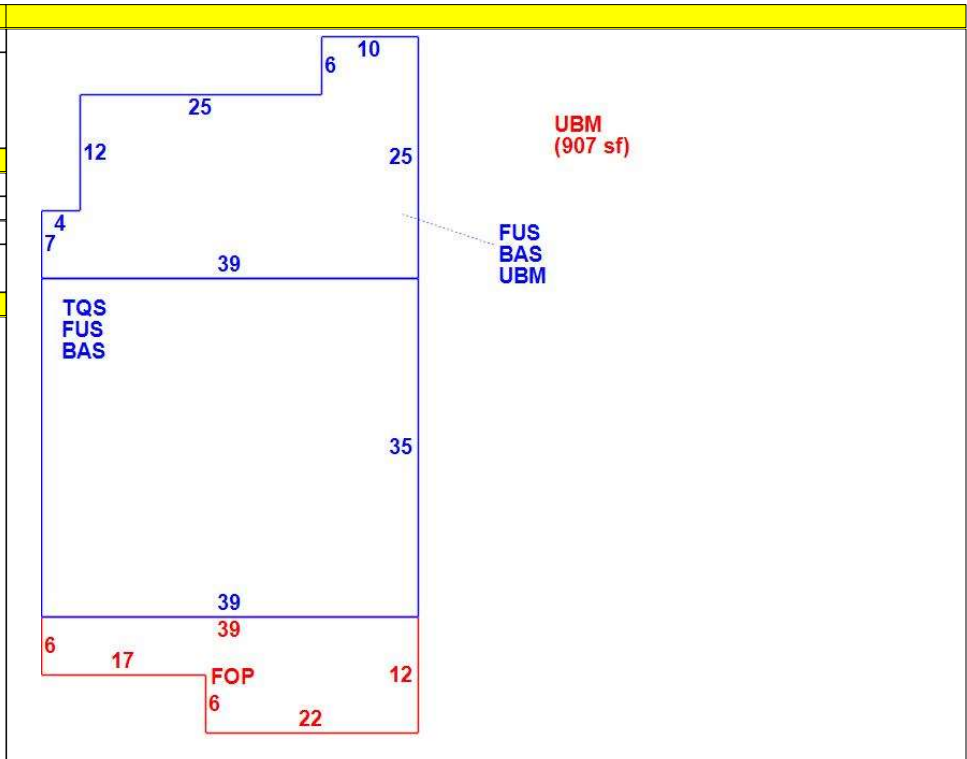
NOTES	
FRONTS ON NO WATER ST; HARBOR VIEWS F = LO/SO/AGE/NE	
--THE EDGARTOWN INN-- 17 RMS	
2018: SOLD WITH 20D-228	
NOTE: 2019 BP DEMO 100% @ 1/8/19	
RENO DELAYED - GUTTED @ 1/1/20	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,508,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	3,007,600
Special Land Value	0
Total Appraised Parcel Value	5,516,000
Valuation Method	C
Total Appraised Parcel Value	5,516,000

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
326-2020	05-14-2021	CO	CO ISSUED			100			05-10-2017	DT			11	Field Review
2021-817	05-11-2021	CA	Comm Add/Alte	38,900		100		INSTALL SPRINKLER SYSTE	03-22-2012	EP			11	Field Review
779-2019	07-10-2020	CO				100		RENOVATE HOTEL	03-21-2011	DT			11	Field Review
2020-326	12-04-2019	DE		500,000		100		DEMO EXISTING INN REBUI	02-04-2009	EP			11	Field Review
2020-103	09-12-2019	CA		70,000		100		NEW SPRINKLER SYSTEM	04-24-2007	DT			11	Field Review
2019-779	07-03-2019	CA		624,150		100		RENOVATE HOTEL	05-11-2004	DT			11	Field Review
2019-510	03-12-2019	CN	Comm New Co	52,000		100		NEW FND, PART DEMO BUIL	01-02-2002	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		5,520 SF	363.24	1.00000	A	1.00	CBD1	1.000	LOC/USE	V15	544.86	3,007,600	
Total Card Land Units					0.13 AC	Parcel Total Land Area					0.13	Total Land Value				3,007,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	93	Inn/B+B			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2.75				
Occupancy	14				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
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					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms	09	9+ Bedrooms			
Total Bthrms:	14				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:					
			CONDO DATA		
Parcel Id			C		Owne 0.0
			B		S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New		2,413,684			
Year Built		1798			
Effective Year Built		2016			
Depreciation Code		R			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		5			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		90			
Percent Good		90			
Cns Sect Rcnd		2,172,300			
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	2,118	2,118	2,118	407.14	862,317
FOP	Porch, Open, Finished	0	366	73	81.21	29,721
FUS	Upper Story, Finished	2,118	2,118	2,118	407.14	862,317
TQS	Three Quarter Story	1,024	1,365	1,024	305.43	416,909
UBM	Basement, Unfinished	0	1,660	332	81.43	135,170
Ttl Gross Liv / Lease Area		5,260	7,627	5,665		2,306,434



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
HAJJAR CHARLES C---TRS EDGARTOWN INN REALTY TRUST 30 ADAMS ST MILTON MA 02186		2	Public Water	9 1	Town Street Paved	Description	Code	Appraised	Assessed			VISION				
						3020	3020	2,508,400	2,508,400							
						3020	3020	3,007,600	3,007,600							
SUPPLEMENTAL DATA																
Alt Prcl ID PLN#/Rec SIMPSONS LANE LC 6095 Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282686_793836			Restriction Hist District X Other Note UC-Misc 1 NEED FULL M&L ' UC-Misc 2 ALL BLDGS Assoc Pid#													
						Total		5,516,000	5,516,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HAJJAR CHARLES C---TRS RADFORD EARLE K JR & LILIANE Z TRS RADFORD EARLE K JR &		1484 0049 0019	0757 0043 0283	12-21-2018 07-14-1995 04-04-1973	U U	I I	5,000,000 1 0	1V 1A	Year	Code	Assessed	Year	Code	Assessed		
								2023	3020	2,508,400	2022	3020	1,560,200	2021	3020	649,000
									3020	3,007,600		3020	2,533,782		3020	2,118,554
		Total						Total		5,516,000	Total		4,093,982	Total		2,767,554
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0100																
NOTES																
THE GARDEN HOUSE 2 LG UNITS W/PRIVATE BATHS																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									08-16-2021	EH			01	Cyclical Reinspection		
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					0.13	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	93	Inn/B+B			
Model	01	Residential			
Grade:	03	Average			
Stories:	1.75	1 3/4 Stories			
Occupancy	3				
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:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total 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	373,469
Year Built	1940
Effective Year Built	2016
Depreciation Code	R
Remodel Rating	
Year Remodeled	2020
Depreciation %	5
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnd	336,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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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	816	816	816	254.53	207,696
TQS	Three Quarter Story	612	816	612	190.90	155,772
Ttl Gross Liv / Lease Area		1,428	1,632	1,428		363,468

