

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION
23 KELLEY STREET LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed	
			3 Public Sewer	1 Paved		3020	3020	1,064,300	1,064,300	
105 NEWBURY STREET		SUPPLEMENTAL DATA				3020	3020	3,229,300	3,229,300	
		Alt Prcl ID PLN#/Rec LC 20182-A ?1946 Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282707_793795	Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total		4,293,600	4,293,600		
BOSTON MA 02116										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
23 KELLEY STREET LLC		81 211	10-02-2020	U	I	19,640,000	1V	Year	Code	Assessed	Year	Code	Assessed
PS KELLEY HOUSE LLC		0074 0157	03-14-2014	U	I	2,000,000	1V	2023	3020	1,064,300	2022	3020	742,400
KELLEY HOUSE PROPERTY 2 LLC		0065 0328	12-22-2006	U	I	950,000	1B		3020	3,229,300	2021	3020	2,460,052
ASHNER MICHAEL L & CAMERON CAROL H ESTATE OF		0059 0029 000P 0006	07-24-2001 03-22-2000	U U	I I	2,000,000 1	1 1A	Total		4,293,600	Total		3,684,283
						Total				4,293,600	Total		3,202,452

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									APPRAISED VALUE SUMMARY				
										Appraised Bldg. Value (Card)				1,061,300	
										Appraised Xf (B) Value (Bldg)				3,000	
										Appraised Ob (B) Value (Bldg)				0	
										Appraised Land Value (Bldg)				3,229,300	
										Special Land Value				0	
										Total Appraised Parcel Value				4,293,600	
										Valuation Method				C	
										Total Appraised Parcel Value				4,293,600	

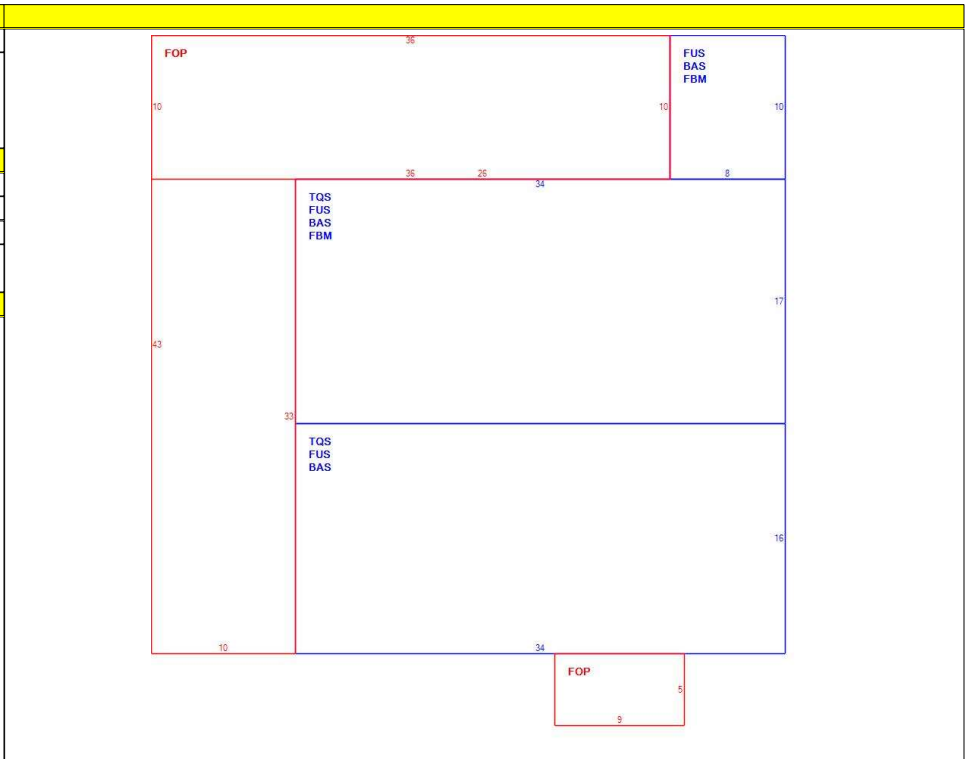
ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0100							

NOTES								VISIT / CHANGE HISTORY								
WATER VIEW; REMODEL EARLY 2000'S				F = LO/SO/AGE/NE/UPPER STORIES				Date	Id	Type	Is	Cd	Purpost/Result			
-P/O KELLEY HOUSE								11-08-2022	EH		6	01	Cyclical Reinspection			
PART OF 2014 SALE OF								05-10-2017	DT			11	Field Review			
20D-298.1, 301, 302, 347.2								03-21-2011	DT			11	Field Review			
								03-31-2009	EP			12	Bldg Permit/Measur/New C			
								03-24-2008	EP			12	Bldg Permit/Measur/New C			
								04-24-2007	DT			11	Field Review			
								05-11-2004	DT			11	Field Review			

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	
2022-872	06-15-2022	RA	Res Add/Alter	367,000		0		STORAGE CONVERT TO GY	11-08-2022	EH		6	01	Cyclical Reinspection	
2022-682	05-03-2022	RA	Res Add/Alter			0		INTRIOR RENO	05-10-2017	DT			11	Field Review	
2019-698	05-21-2019	CA	Comm Add/Alte	8,000		100		INSTALL FIBERGLASS GUTT	03-21-2011	DT			11	Field Review	
137-2008	05-05-2008	CO	CO ISSUED			100		TEMP USE R-1 HOTEL	03-31-2009	EP			12	Bldg Permit/Measur/New C	
2008-137	01-14-2007	CA	Comm Add/Alte			100		TEMP USE R-1 HOTEL	03-24-2008	EP			12	Bldg Permit/Measur/New C	
0279	10-23-2001	RE	Remodel			100		COMM ALTER/ADD	04-24-2007	DT			11	Field Review	
														Total Appraised Parcel Value	
														4,293,600	

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		10,153 SF	212.04	1.00000	A	1.00	CBD1	1.000	LOC/SUPPORTS LOT 301	V15	318.06	3,229,300
Total Card Land Units					0.23 AC	Parcel Total Land Area					0.23	Total Land Value			3,229,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	93	Inn/B+B			
Model	01	Residential			
Grade:	06	Good			
Stories:	2.5	2 1/2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
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	09	9+ Bedrooms			
Total Bthrms:	9				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
			CONDO DATA		
			Parcel Id		C
			Owne 0.0		
			B S		
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,335,703
			Year Built		1870
			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 Rcnd		1,001,800
			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
FPL3	FPL MSNRY 2	B	1	4000.00	2011		75		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,202	1,202	1,202	340.26	408,988
FBM	Basement, Finished	0	658	296	153.06	100,716
FOP	Porch, Open, Finished	0	1,095	219	68.05	74,516
FUS	Upper Story, Finished	1,202	1,202	1,202	340.26	408,988
TQS	Three Quarter Story	842	1,122	842	255.34	286,496
Ttl Gross Liv / Lease Area		3,246	5,279	3,761		1,279,704

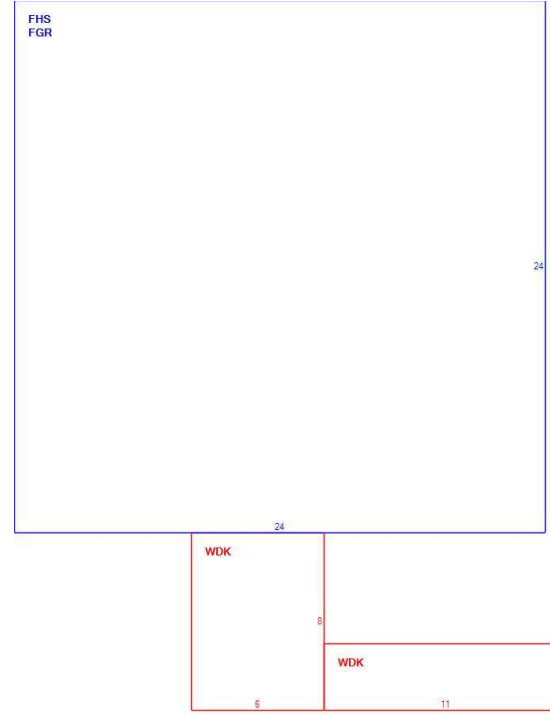


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23 KELLEY STREET LLC			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed			VISION				
105 NEWBURY STREET		SUPPLEMENTAL DATA				3020	3020	1,064,300	1,064,300							
BOSTON MA 02116		Alt Prcl ID PLN#/Rec LC 20182-A ?1946 Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282707_793795	Restriction Hist District X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#			3020	3020	3,229,300	3,229,300							
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KELLEY HOUSE PROPERTY 2 LLC		0065 0328	12-22-2006	U	I	950,000	1B		3020	3,229,300	2021	3020	2,460,052			
ASHNER MICHAEL L & CAMERON CAROL H ESTATE OF		0059 0029 000P 0006	07-24-2001 03-22-2000	U U	I I	2,000,000 1	1 1A	Total		4,293,600	Total		3,684,283			
		Total						Total		3,684,283	Total		3,202,452			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									APPRAISED VALUE SUMMARY							
Total			0.00					Appraised Bldg. Value (Card)				1,061,300				
								Appraised Xf (B) Value (Bldg)				3,000				
								Appraised Ob (B) Value (Bldg)				0				
								Appraised Land Value (Bldg)				3,229,300				
								Special Land Value				0				
								Total Appraised Parcel Value				4,293,600				
								Valuation Method				C				
								Total Appraised Parcel Value				4,293,600				
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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					0.23	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	03	Average			
Stories:	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
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	01	1 Bedroom			
Total Bthrms:	1				
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	66,166
Year Built	2001
Effective Year Built	2016
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnd	59,500
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	
FGR	Garage	0	576	230	50.23	28,932	
FHS	Half Story, Finished	288	576	288	62.90	36,228	
WDK	Deck, Wood	0	81	8	12.42	1,006	
Ttl Gross Liv / Lease Area		288	1,233	526		66,166	

