

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA									
23 KELLEY STREET LLC				3	Public Sewer	9	Town Street			Description	Code	Appraised	Assessed										
105 NEWBURY STREET						1	Paved			3000	3000	5,551,000	5,551,000										
BOSTON MA 02116										3000	3000	2,120,000	2,120,000										
<b>SUPPLEMENTAL DATA</b>																							
Alt Prcl ID		PLN#/Rec ?343/752		Lot# 2,3,4		Plan Notes		Plan Notes		Plan Notes		Restriction		Hist Distrct X									
GIS ID M_282688_793768												UC-Misc 1		UC-Misc 2									
												Assoc Pid#											
										Total		7,671,000		7,671,000									
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	Year	Code	Assessed	
PS KELLEY HOUSE LLC				0074 0155		03-14-2014		U I		6,875,000		1V		2023	3000	5,551,000	2022	3000	2,914,000	2021	3000	2,914,000	
KELLEY HOUSE PROPERTY 1 LLC				1105 0624		12-22-2006		U I		11,650,000		1			3000	2,120,000		3000	2,520,000		3000	2,520,000	
ROBERTS WILLIAM H VANWOERKOM				0546 0502		09-29-1990		U I		1		1B											
ROBERTS WILLIAM H VANWOERKOM				0042 0159		09-28-1990		U I		1		1B											
										Total		7,671,000		Total		5,434,000		Total		5,434,000			
EXEMPTIONS				OTHER ASSESSMENTS																			
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int		This signature acknowledges a visit by a Data Collector or Assessor											
				Total		0.00																	
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
HTL																							
NOTES																							
KELLEY HOUSE/NEWS FROM AMERICA				2018: RENO/REPL 11 BATHS																			
54-57 TOTAL HOTEL RMS INCL LOT 298.1+300				F = LO/SO/AGE																			
31 DOUBLE/12 KING/11 SUITES TOTAL				PARKING ON ADJ LOT 298.1																			
RETAIL SPACE @2000SF																							
10-BEDROOMS/10BATHROOMS																							
TOTAL ROOMS INCL (8) 1 +2 BR SUITES																							
<b>BUILDING PERMIT RECORD</b>																							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result						
2023-13	08-02-2022	DE	Demolish			0		DEMO POOL				12-19-2019	EP			01	Cyclical Reinspection						
2022-871	06-29-2022	RA	Res Add/Alter	5,253,077		100		RENOVATE HOTEL				09-08-2017	EP			01	Cyclical Reinspection						
2019-689	05-17-2019	CA	Comm Add/Alte	75,000		100		RECONFIG KITCHEN & RETA				05-10-2017	DT			11	Field Review						
2018-472	04-06-2018	CA	Comm Add/Alte	125,000		100		REMODEL BATHROOMS				05-30-2014	EP			60	Data Chg--update from offi						
2018-389	02-16-2018	CA	Comm Add/Alte	15,000		100		DEMO 11 BATHROOMS				02-09-2012	EP			11	Field Review						
2017-601	05-04-2017	CA	Comm Add/Alte	600		100		REBUILD WALK IN COOLER				03-21-2011	DT			11	Field Review						
2017-444	02-28-2017	CA	Comm Add/Alte	10,000		100		EXTENSIVE REPAIRS				04-24-2007	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	3000	HOTEL	B1		53 UT	40,000.00	1.00000	0	1.00	HTL	1.000	LOC/LTD VW			0	40,000	2,120,000						
1	3000	HOTEL			25,350 SF	0.00	1.00000	0	1.00		1.000	LAND AREA			0	0	0						
Total Card Land Units					0.58	AC	Parcel Total Land Area: 0.58					Total Land Value					2,120,000						

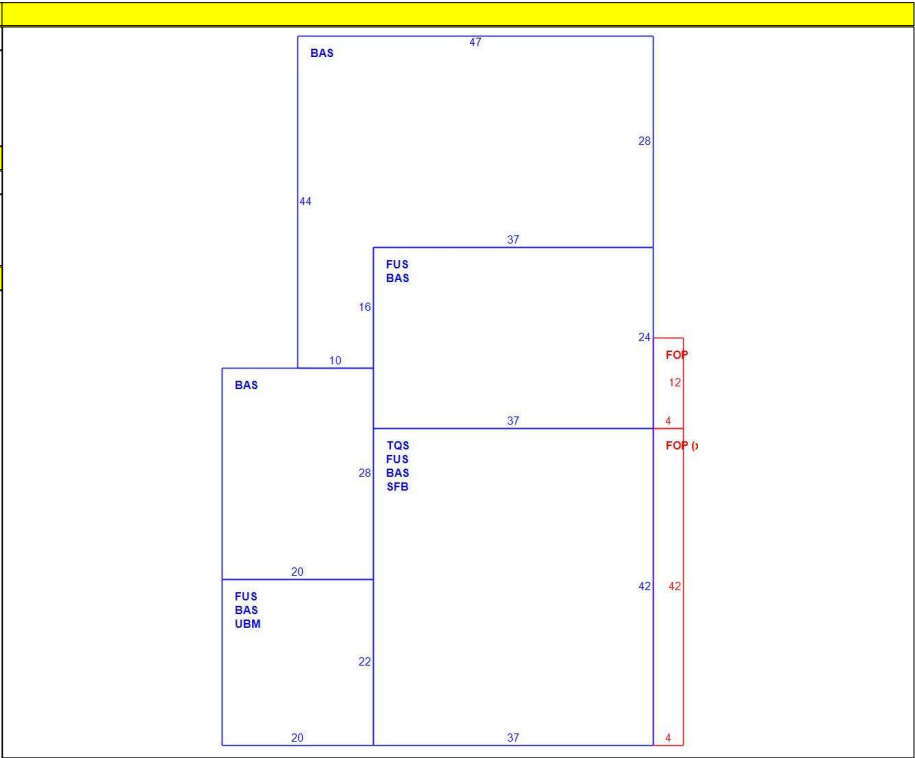
**VISION**

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description
Style:	66	Hotel
Model	94	Commercial
Grade	03	Average
Stories:	3.5	
Occupancy	10.00	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	03	Plastered
Interior Wall 2		
Interior Floor 1	09	Pine/Soft Wood
Interior Floor 2	14	Carpet
Heating Fuel	02	Oil
Heating Type	05	Hot Water
AC Type	01	None
Bldg Use	3000	HOTEL
Total Rooms		
Total Bedrms	09	
Total Baths	9	
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	03	ABOVE AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	03	ABOVE AVERAGE
Wall Height	8.00	
% Conn Wall	0.00	
1st Floor Use:	3000	

Element	Cd	Description
<b>MIXED USE</b>		
Code		Description
3000		HOTEL
<b>COST / MARKET VALUATION</b>		
RCN		3,323,648
Year Built		1742
Effective Year Built		1991
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		30
Functional Obsol		15
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		55
Chs Sect Rcnld		1,828,000
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	% Good	Grade	Grade Adj	Appr. Value
SHD5	COMM WOOD	L	700	25.00	1980		65		0.00	11,400
FPL3	FPL MSNRY 2S	B	1	4000.00	1991		55		0.00	2,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,918	4,918	4,918	321.84	1,582,812
FOP	Porch, Open, Finished	0	384	96	80.46	30,897
FUS	Upper Story, Finished	2,882	2,882	2,738	305.76	881,200
SFB	Base, Semi-Finished	1,166	1,554	1,166	241.48	375,266
TQS	Three Quarter Story	1,321	1,554	1,321	273.59	425,151
UBM	Basement, Unfinished	0	440	88	64.37	28,322
Ttl Gross Liv / Lease Area		10,287	11,732	10,327		3,323,648



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
23 KELLEY STREET LLC			3 Public Sewer	9 Town Street		Description	Code	Appraised	Assessed			VISION					
105 NEWBURY STREET				1 Paved		3000	3000	5,551,000	5,551,000								
BOSTON MA 02116		SUPPLEMENTAL DATA				3000	3000	2,120,000	2,120,000								
Alt Prcl ID		Restriction					Total		7,671,000	7,671,000							
PLN#/Rec ?343/752		Hist Distrct X															
Lot# 2,3,4		Other Note															
Plan Notes		UC-Misc 1															
Plan Notes		UC-Misc 2															
Plan Notes																	
GIS ID M_282688_793768		Assoc Pid#															
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	Year	Code	Assessed	
PS KELLEY HOUSE LLC		0074 0155	03-14-2014	U	I	6,875,000	1V	2023	3000	5,551,000	2022	3000	2,914,000	2021	3000	2,914,000	
KELLEY HOUSE PROPERTY 1 LLC		1105 0624	12-22-2006	U	I	11,650,000	1		3000	2,120,000		3000	2,520,000		3000	2,520,000	
ROBERTS WILLIAM H VANWOERKOM		0546 0502	09-29-1990	U	I	1	1B										
ROBERTS WILLIAM H VANWOERKOM		0042 0159	09-28-1990	U	I	1	1B										
		Total						7,671,000		Total		5,434,000		Total		5,434,000	
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)				5,468,400					
HTL							Appraised Xf (B) Value (Bldg)				2,200						
								Appraised Ob (B) Value (Bldg)				80,400					
								Appraised Land Value (Bldg)				2,120,000					
								Special Land Value				0					
								Total Appraised Parcel Value				7,671,000					
								Valuation Method				C					
								Total Appraised Parcel Value				7,671,000					
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			
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		
2	3000	HOTEL	B1		0 SF		1.00000	0	1.00		1.000			0	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.58					Total Land Value					2,120,000

**CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style:	66	Hotel			
Model	94	Commercial			
Grade	03	Average			
Stories:	3				
Occupancy	43.00				
Exterior Wall 1	25	Vinyl Siding			
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 Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	3000	HOTEL			
Total Rooms					
Total Bedrms	09				
Total Baths	9				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	03	ABOVE AVERAGE			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:	3000				

MIXED USE		
Code	Description	Percentage
3000	HOTEL	100
		0
		0

COST / MARKET VALUATION	
RCN	6,067,335
Year Built	1972
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	15
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	60
Cns Sect Rcnd	3,640,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

UBM  
(3,416 sf)

FUS (x2)  
BAS

FUS  
BAS

**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
PAV2	PAVING-CONC	L	600	3.50	1997		70		0.00	1,500
SPL3	INGR GUNITE	L	800	100.00	1997		70		0.00	56,000
SGN2	DOUBLE SIDE	L	20	50.00	2006		50		0.00	500
WDK	WOOD DECK	L	303	20.00	2016		75		0.00	4,500
WDK	WOOD DECK	L	432	20.00	2016		75		0.00	6,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	7,024	7,024	7,024	290.72	2,042,020
FUS	Upper Story, Finished	13,856	13,856	13,163	276.18	3,826,753
UBM	Basement, Unfinished	0	3,416	683	58.13	198,562
Ttl Gross Liv / Lease Area		20,880	24,296	20,870		6,067,335

