

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		3250	3250	145,100	145,100							
105 NEWBURY STREET		SUPPLEMENTAL DATA				3250	3250	594,700	594,700							
BOSTON	MA	02116	Alt Prcl ID PLN#/Rec LC 19287-A Lot# B Plan Notes Plan Notes Plan Notes GIS ID M_282703_793738		Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total 739,800		739,800							
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		CER 0	03-14-2014	U	I	6,875,000	1V	2023	3250	145,100	2022	3250	100,600	2021	3250	100,600
KELLEY HOUSE PROPERTY 1 LLC		1105 0624	12-22-2006	U	I	11,650,000	1		3250	594,700		3250	616,700		3250	616,700
ROBERTS WILLIAM H VANWOERKOM		0042 0159	09-28-1990	U	I	1	1B									
VANWOERKOM J.A. WEXLER, J.W.		0041 0021	07-28-1989	U	I	0	1B									
		Total				739,800		Total		717,300	Total		717,300			
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) 145,100						
CBD1									Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 0						
										Appraised Land Value (Bldg) 594,700						
										Special Land Value 0						
										Total Appraised Parcel Value 739,800						
										Valuation Method C						
										Total Appraised Parcel Value 739,800						
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	
										11-07-2022	EH		6	01	Cyclical Reinspection	
										05-09-2017	DT			11	Field Review	
										02-09-2012	EP			11	Field Review	
										03-21-2011	DT			11	Field Review	
										04-24-2007	DT			11	Field Review	
										05-11-2004	DT			11	Field Review	
										01-02-2002	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.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3250	RETAIL <10K	B1		1,552 SF	851.57	1.00000	A	1.00	CBD2	0.450			0	383.21	594,700
Total Card Land Units					0.04	AC	Parcel Total Land Area: 0.04					Total Land Value 594,700				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	12	Commercial			
Model	94	Commercial			
Grade	06	Good			
Stories:	1				
Occupancy	1.00				
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 Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	3250	RETAIL <10K			
Total Rooms					
Total Bedrms	00				
Total Baths	1				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	9.00				
% Conn Wall					
1st Floor Use:	3250				

MIXED USE		
Code	Description	Percentage
3250	RETAIL <10K	100
		0
		0

COST / MARKET VALUATION	
RCN	193,446
Year Built	1950
Effective Year Built	1996
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
Cns Sect Rcnd	145,100
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	600	600	600	322.41	193,446	
Ttl Gross Liv / Lease Area		600	600	600		193,446	

