

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MURDICK'S FUDGE CO OF MASS IN PO BOX 475					3 Public Sewer	9 Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
						1 Paved		RESIDENTL	0130	992,585	992,585	
GAYLORD MI 49734				SUPPLEMENTAL DATA				RES LND	0130	974,270	974,270	
				Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282621_793759	Restriction Hist District X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		COMMERCL	0310	976,415	976,415		
								COMM LND	0310	1,156,130	1,156,130	
								Total		4,099,400	4,099,400	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MURDICK'S FUDGE CO OF MASS INC							0612	0700	08-19-1993	U	I	269,653	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BENSER ROBT J							00353	0308	01-01-1978			0		2023	0130	992,585	2022	0130	757,625	2021	0130	476,630
BROWN RALPH W							0309	5190	07-10-1973			0			0130	974,270		0130	633,261		0130	633,261
														0310	976,415		0310	784,675		0310	554,770	
														0310	1,156,130		0310	751,446		0310	751,446	
							Total							4,099,400		Total		2,927,007		Total		2,416,107

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																
Nbhd	Nbhd Name	B	Tracing	Batch												
CBD1																

NOTES												APPRAISED VALUE SUMMARY				
-MURDICK'S FUDGE F = LO/SO/AGE												Appraised Bldg. Value (Card)				1,969,000
-OLD STONE BAKERY												Appraised Xf (B) Value (Bldg)				0
-AMERICAN R.E.												Appraised Ob (B) Value (Bldg)				0
2ND FL=[2] APTS; 3RD FL=(1)APT												Appraised Land Value (Bldg)				2,130,400
(HARBOR VIEWS REAR APTS)												Special Land Value				0
[1]CAR GARAGE & URB = STGE												Total Appraised Parcel Value				4,099,400
												Valuation Method				C
												Total Appraised Parcel Value				4,099,400

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	
2017-595	05-01-2017	CA	Comm Add/Alte	500		100		MIN ALT TO FOUNDATION	08-16-2022	EH			01	Cyclical Reinspection	
2016-508	04-14-2016	CA	Comm Add/Alte	12,000		100		SHINGLE ROOF/SIDEWALLS	05-10-2017	DT			11	Field Review	
2011-202	01-28-2011	RA	Res Add/Alter			100		MINOR ALTERATION	06-15-2011	EP			11	Field Review	
2010-171	02-22-2010	CA	Comm Add/Alte			100		REPLACE WINDOW W/WOO	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.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	0325	RETAIL <10K SF	B1		3,854 SF	417.84	1.00000	0	1.00	CBD1	1.000	X 110% VWS/2 STS		0	459.62	1,771,400	
Total Card Land Units					0.09	AC	Parcel Total Land Area: 0.11					Total Land Value					2,130,400

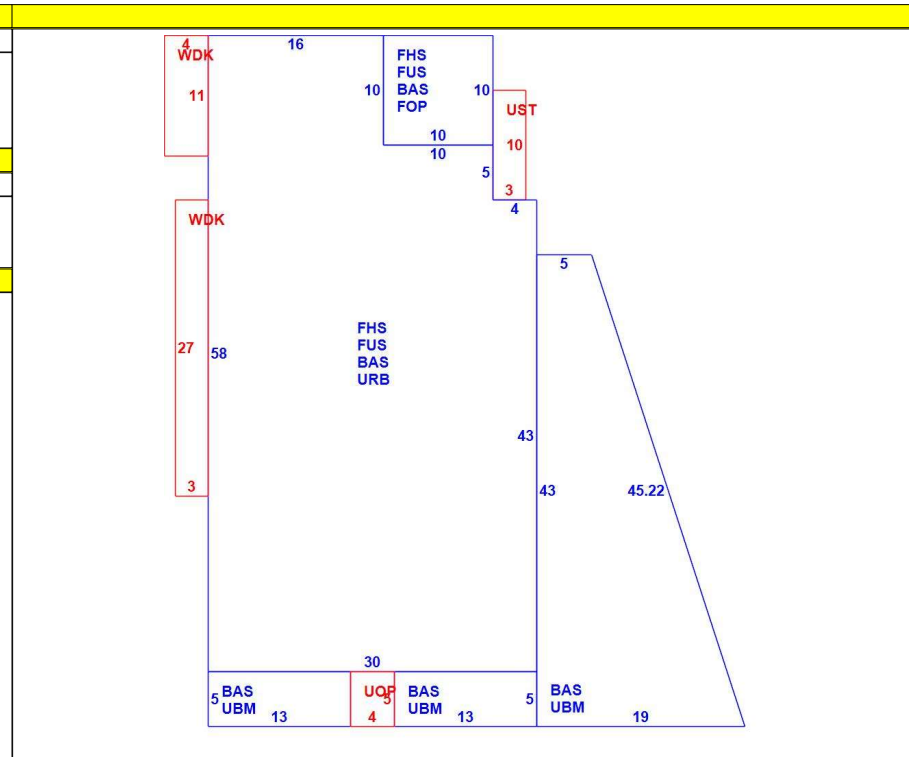
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Apt/Store			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories:	2.5				
Occupancy	6.00				
Exterior Wall 1	07	Asbest Shingle			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	0325	RETAIL <10K SF			
Total Rooms					
Total Bedrms	00				
Total Baths	4				
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	0.00				
1st Floor Use:	0325				

MIXED USE		
Code	Description	Percentage
0325	RETAIL <10K SF	45
0105	THREE FAM	55
		0

COST / MARKET VALUATION	
RCN	2,578,148
Year Built	1900
Effective Year Built	1996
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	1,804,700
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	2,326	2,326	2,326	447.98	1,042,011	
FHS	Half Story, Finished	1,176	1,680	1,176	313.59	526,829	
FOP	Porch, Open, Finished	0	100	25	112.00	11,200	
FUS	Upper Story, Finished	1,680	1,680	1,596	425.58	714,982	
UBM	Basement, Unfinished	0	646	129	89.46	57,790	
UOP	Porch, Open, Unfinished	0	20	4	89.60	1,792	
URB	Basement, Unfinished, Raised	0	1,580	474	134.40	212,344	
UST	Utility, Storage, Unfinished	0	30	6	89.60	2,688	
WDK	Deck, Wood	0	125	19	68.09	8,512	
Ttl Gross Liv / Lease Area		5,182	8,187	5,755		2,578,148	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION							
MURDICK'S FUDGE CO OF MASS IN PO BOX 475 GAYLORD MI 49734			3 Public Sewer	9 Town Street		Description	Code	Appraised	Assessed								
				1 Paved		RESIDENTL	0130	992,585	992,585								
		SUPPLEMENTAL DATA				RES LND	0130	974,270	974,270								
		Alt Prcl ID	Restriction		COMMERCL	0310	976,415	976,415	Total	4,099,400	4,099,400						
		PLN#/Rec	Hist Distrct X		COMM LND	0310	1,156,130	1,156,130									
		Lot#	Other Note														
		Plan Notes	UC-Misc 1														
		Plan Notes	UC-Misc 2														
		Plan Notes															
		GIS ID	M_282621_793759		Assoc Pid#												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MURDICK'S FUDGE CO OF MASS INC		0612 0700	08-19-1993	U	I	269,653	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BENSER ROBT J		00353 0308	01-01-1978			0		2023	0130	992,585	2022	0130	757,625	2021	0130	476,630	
BROWN RALPH W		0309 5190	07-10-1973			0			0130	974,270		0130	633,261		0130	633,261	
									0310	976,415		0310	784,675		0310	554,770	
									0310	1,156,130		0310	751,446		0310	751,446	
								Total		4,099,400	Total		2,927,007	Total		2,416,107	
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
CBD1																	
NOTES																	
AMERICAN REAL ESTATE OFFICE AKA 21A N. WATER ST ADJ TO PUBLIC PRKG LOT																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY								
									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.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
2	0340	OFFICE BLD M9			781 SF	417.84	1.00000	0	1.00	CBD1	1.000			0	459.62	359,000	
Total Card Land Units					0.02	AC	Parcel Total Land Area: 0.11					Total Land Value					2,130,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	03	Average			
Stories:	1.75				
Occupancy	1.00				
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 Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	0340	OFFICE BLD M94			
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	8.00				
% Conn Wall	0.00				
1st Floor Use:	0340				

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	546	546	546	250.28	136,653	
TQS	Three Quarter Story	464	546	464	212.69	116,130	
Ttl Gross Liv / Lease Area		1,010	1,092	1,010		252,783	

