

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HAJJAR CHARLES C --TRS			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
			3 Public Sewer	1 Paved		3400	3400	3,165,400	3,165,400	
30 ADAMS ST		SUPPLEMENTAL DATA				3400	3400	2,080,100	2,080,100	VISION
MILTON MA 02186		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2		Total				
GIS ID M_282585_793727		Assoc Pid#		5,245,500				5,245,500		
				5,245,500				5,245,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HAJJAR CHARLES C --TRS		1553 80	11-24-2020	U	I	5,720,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CORNER BLOCK HOLDING LLC		1509 101	10-17-2019	U	I	100	1B	2023	3400	3,165,400	2022	3410	1,554,600	2021	3410	1,554,600
CORNER BLOCK HOLDING LLC		80 167	10-17-2019	U	I	100	1B		3400	2,080,100		3410	1,461,262		3410	1,461,262
WHARF HOLDINGS LLC		0053 0027	11-19-1997	U	I	4,420,927	1B									
GROVE-COASTAL ASSOC LTD PTRSP		0617 0873	11-02-1993	U	I	1,265,000	1									
								Total	5,245,500		Total	3,015,862		Total	3,015,862	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CBD1				

NOTES	
CORNER MAIN CF 542 (WAS SOVEREIGN BANK) -BLACK DOG STORE DOWN -WALLACE & CO. R.E. UP 1 WALK UP ATM = P.P.	*11/20 SALE INCL LOT 316* F = LO/SO/AGE/NE

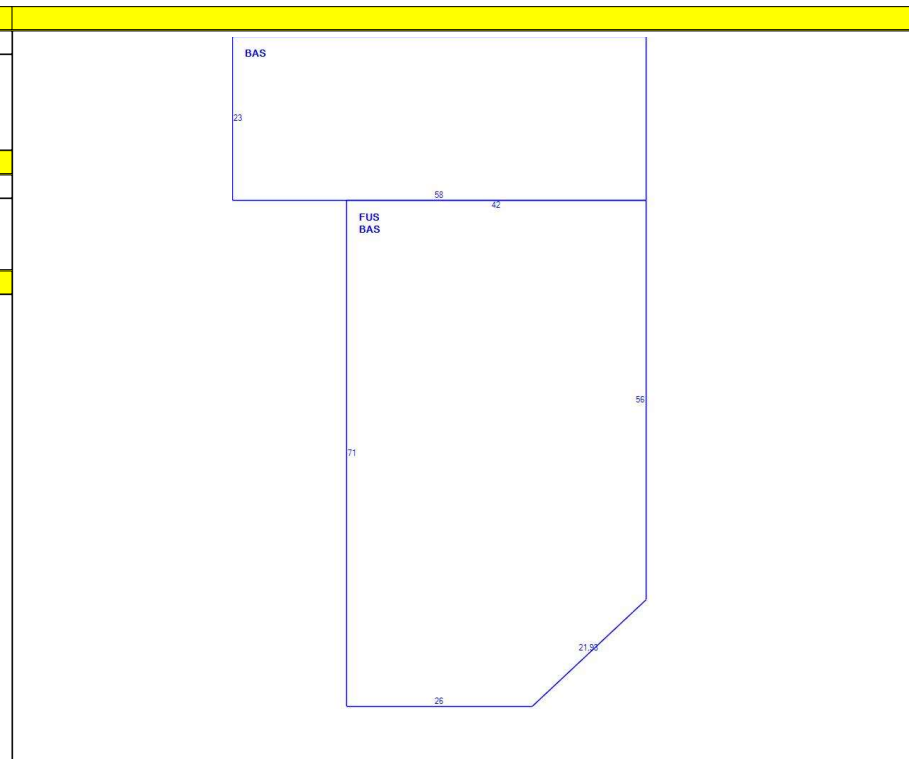
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
2022-867	07-12-2022	RA	Res Add/Alter			0		REBUILD EXTERIOR STAIRS		11-07-2022	EH		6	01	Cyclical Reinspection
2021-706	04-23-2021	CA	Comm Add/Alte	2,800		100		MODIFY EXISTING SPRINKL		05-10-2017	DT			11	Field Review
2021-598	02-24-2021	RA	Res Add/Alter	98,000		100		INTERIOR RENOS		03-21-2011	DT			11	Field Review
2021-551	02-05-2021	RA	Res Add/Alter	8,000		100		INTERIOR DEMO		04-24-2007	DT			11	Field Review
2020-49	08-14-2019	RA		250,000		100		ALTERATIONS FOR ATM INS		01-02-2002	DT			11	Field Review
2014-24	07-29-2013	CA	Comm Add/Alte			100		ROOF /GUARD RAIL		09-18-2000	KF			00	Measur+Listed
										09-18-1978					

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	3430	OFFC/RETL	B1		5,322 SF	355.32	1.00000	0	1.00	CBD1	1.000	W/316 X 110% CRNR		0	390.85	2,080,100
Total Card Land Units					0.12	AC	Parcel Total Land Area: 0.12					Total Land Value		2,080,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	73	Office/Retail			
Model	94	Commercial			
Grade	07	Very Good			
Stories:	2				
Occupancy	2.00				
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	03	Central			
Bldg Use	3430	OFFC/RETL			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Heat/AC	01	HEAT/AC PKGS			
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:	3430				

MIXED USE		
Code	Description	Percentage
3430	OFFC/RETL	100
		0
		0

COST / MARKET VALUATION	
RCN	4,487,973
Year Built	1900
Effective Year Built	1996
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2021
Depreciation %	25
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
Cns Sect Rcld	3,141,600
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
VLT3	VAULT-EXCELL	B	84	175.00	1991		70		0.00	10,300
SPR2	WET/CONCEA	B	5,600	2.10	1991		70		0.00	8,200
NDP	NITE DEPOSIT	B	1	7500.00	1991		70		0.00	5,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,196	4,196	4,196	649.02	2,723,288	
FUS	Upper Story, Finished	2,862	2,862	2,719	616.59	1,764,685	
Ttl Gross Liv / Lease Area		7,058	7,058	6,915		4,487,973	

