Property Location 61 BEACH RD | Map ID 9/B / 18/ / | Bldg Name | State Use 3210
Vision ID 1059 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 12/19/2020 11:29:30

CURRENT OWNER

HARBORWOOD LLC

PO BOX 1408

VINEYARD HAV MA 02568

TOPO	UTILITIES	STRT / ROAD	LOCATION
	2 Public Water		

SUPPLEMENTAL DATA

Alt Prcl ID 00009B 00000 00018

BETTERM X:

NEW PER

RES EXE

GIS ID M_275252_800655

Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3160	172,100	172,100
COMMERC.	3210	400,200	400,200
COM LAND	3210	1,583,800	1,583,800
	Total	2,156,100	2,156,100

1306

TISBURY, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HARBORWOOD LLC	1474	0838	08-21-2018	U	I	99	1F
REEVES LARKIN B TRS	1473	0125	07-31-2018	U	I	2,300,000	1S
HINCKLEY H N & SONS INC	0163	0056	04-30-1924			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	3160	172,100	2019	3130	920,800	2018	3130	920,800
	3210	400,200		3130	1,583,800		3130	1,583,800
	3210	1,583,800		3130	13,300		3130	13,300
	Total	2,156,100		Total	2,517,900		Total	2,517,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0D00				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	557,300
Appraised Xf (B) Value (Bldg)	3,100
Appraised Ob (B) Value (Bldg)	11,900
Appraised Land Value (Bldg)	1,583,800
Special Land Value	0
Total Appraised Parcel Value	2,156,100
Valuation Method	C
Total Appraised Parcel Value	2,156,100

NOTES

HINCKLEY HARDWARE

REMODELED STORE IN 88

STORAGE ADD IN '96

FUNC=SPECIAL USE/LAYOUT/STRUCT OBSOL-10/

CONGESTED LOT -5

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
10772	11-08-2018	DE		50,000		100	01-01-2019	DEMO FRONT BUILDING
6603	12-23-2003	CM	Commercial	4,600		100	01-01-2005	INSTALL WOOD FLOOR & SL
TCC1	04-06-2000	CM	Commercial				01-01-2001	8X120PAVING
TCC	10-15-1997	CM	Commercial	0		100	01-01-1999	SEPT TANK
4398	03-13-1995	CM	Commercial	5,000		0	01-01-1997	ENCL LNTO
3640	08-26-1991	CM	Commercial	10,257		0	01-01-1993	ADDN TO U
3527	12-07-1990	CM	Commercial	20,000		0	01-01-1992	INT RENOV

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-12-2019	AP	02		01	Measur+1Visit
02-11-2019	AP	03		07	Measur/Inf/Dr Info taken at
10-01-2018	AP	02		01	Measur+1Visit
05-18-2017	DT			50	FieldRevwReval
06-17-2014	DT			50	FieldRevwReval
07-30-2013	AP	01		00	Measur+Listed
04-07-2011	DT			50	FieldRevwReval

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	3210	HRDWARE ST	C		70,132	SF	20.72	1.00000	D	1.00	0D00	1.090			0	22.58	1,583,800
		Total Card Land Units			2	AC	Parcel Total Land Area:			2						Total Land Value	1,583,800

Property Location 61 BEACH RD | Map ID 9/B / 18/ / | Bldg Name | State Use 3210
Vision ID 1059 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 12/19/2020 11:29:32

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	17	Store
Model	94	Commercial
Grade	02	Below Average
Stories:	1	
Occupancy	1.00	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2	06	Board & Batten
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	04	Forced Air-Duc
AC Type	03	Central
Bldg Use	3210	HRDWARE ST
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Gas Location	AG	above ground
Gallons	240	
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	14.00	
% Comn Wall	0.00	
1st Floor Use:	3210	

CONSTRUCTION DETAIL (CONTINUED)

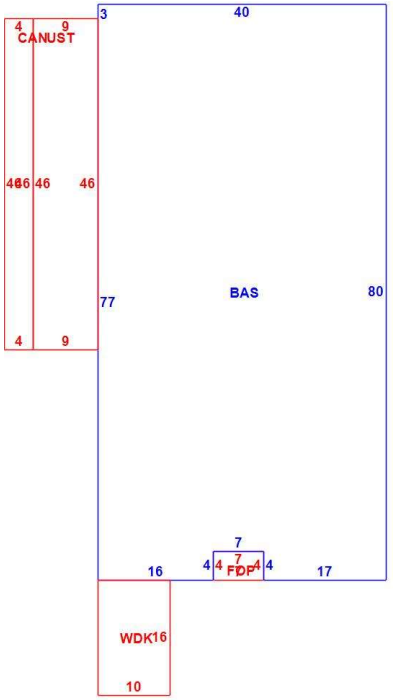
Element	Cd	Description

MIXED USE

Code	Description	Percentage
3210	HRDWARE ST	100
		0
		0

COST / MARKET VALUATION

RCN	504,186
Effective Base Rate	149.88
Year Built	1950
Effective Year Built	1980
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	5
Economic Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	58
RCNLD	292,400
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
PAV1	PAVING-ASPH	L	17,555	1.50	1988		40		0.00	10,500
PAV1	PAVING-ASPH	L	960	1.50	2000		50		0.00	700
SHD1	SHED FRAME	L	60	12.00			100		0.00	700



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,172	3,172	3,172	149.88	475,410
CAN	Canopy	0	184	37	30.14	5,545
FOP	Porch, Open, Finished	0	28	7	37.47	1,049
UST	Utility, Storage, Unfinished	0	414	124	44.89	18,585
WDK	Deck, Wood	0	160	24	22.48	3,597
	Ttl Gross Liv / Lease Area	3,172	3,958	3,364		504,186

Property Location 61 BEACH RD | Map ID 9/B / 18/ / | Bldg Name | State Use 3210
Vision ID 1059 | Account # | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 3 | Print Date 12/19/2020 11:29:33

CURRENT OWNER

HARBORWOOD LLC

PO BOX 1408

VINEYARD HAV MA 02568

TOPO	UTILITIES	STRT / ROAD	LOCATION
	2 Public Water		

SUPPLEMENTAL DATA

Alt Prcl ID 00009B 00000 00018
BETTERM X:
NEW PER
RES EXE
GIS ID M_275252_800655
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3160	172,100	172,100
COMMERC.	3210	400,200	400,200
COM LAND	3210	1,583,800	1,583,800
	Total	2,156,100	2,156,100

1306

TISBURY, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HARBORWOOD LLC	1474	0838	08-21-2018	U	I	99	1F
REEVES LARKIN B TRS	1473	0125	07-31-2018	U	I	2,300,000	1S
HINCKLEY H N & SONS INC	0163	0056	04-30-1924			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	3160	172,100	2019	3130	920,800	2018	3130	920,800
	3210	400,200		3130	1,583,800		3130	1,583,800
	3210	1,583,800		3130	13,300		3130	13,300
	Total	2,156,100		Total	2,517,900		Total	2,517,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0D00				

NOTES

SPLIT UNIT IS HEAT & AC- NOT WORKING
FY20-RENTING TO G&B FOR STORAGE
SDA & MEZ REMVD FY20

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	557,300
Appraised Xf (B) Value (Bldg)	3,100
Appraised Ob (B) Value (Bldg)	11,900
Appraised Land Value (Bldg)	1,583,800
Special Land Value	0
Total Appraised Parcel Value	2,156,100
Valuation Method	C
Total Appraised Parcel Value	2,156,100

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	316I	COMM WHSE	C		0	SF	0.01	1.00000	0	1.00		1.000			0	0.01	0
		Total Card Land Units			0	AC	Parcel Total Land Area:		2							Total Land Value	1,583,800

Property Location 61 BEACH RD | Map ID 9/B / 18/ / | Bldg Name | State Use 3210
Vision ID 1059 | Account # | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 3 | Print Date 12/19/2020 11:29:34

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	53	Pre-Eng Whse
Model	96	Commercial
Grade	02	Below Average
Stories:	1	
Occupancy	1.00	
Exterior Wall 1	27	Pre-finsh Metl
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	01	Metal/Tin
Interior Wall 1	01	Minim/Masonry
Interior Wall 2		
Interior Floor 1	03	Concr-Finished
Interior Floor 2		
Heating Fuel	06	None
Heating Type	01	None
AC Type	01	None
Bldg Use	316I	COMM WHSE MDL-96
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Gas Location		
Gallons		
Heat/AC	00	NONE
Frame Type	05	STEEL
Baths/Plumbing	00	NONE
Ceiling/Wall	02	CEILING ONLY
Rooms/Prtns	02	AVERAGE
Wall Height	16.00	
% Comn Wall	0.00	
1st Floor Use:	316I	

CONSTRUCTION DETAIL (CONTINUED)

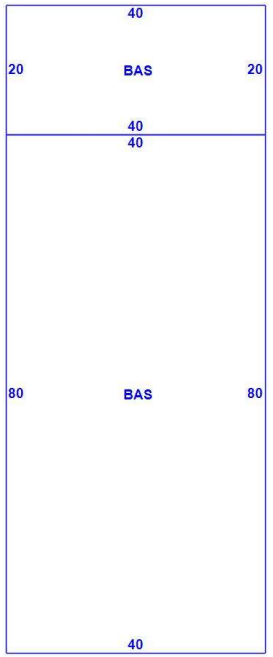
Element	Cd	Description

MIXED USE

Code	Description	Percentage
316I	COMM WHSE MDL-96	100
		0
		0

COST / MARKET VALUATION

RCN	260,748
Effective Base Rate	65.19
Year Built	1978
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	5
Economic Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	169,500
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	% Good	Grade	Grade Adj	Appr. Value
HT1	HEAT SPACE	B	800	3.00	1987		65		0.00	1,600
A/C	AIR CONDITIO	B	800	2.00	1987		65		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,000	4,000	4,000	65.19	260,748
	Ttl Gross Liv / Lease Area	4,000	4,000	4,000		260,748



Property Location 61 BEACH RD | Map ID 9/B / 18/ / | Bldg Name | State Use 3210
Vision ID 1059 | Account # | Bldg # 3 | Sec # 1 of 1 | Card # 3 of 3 | Print Date 12/19/2020 11:29:35

CURRENT OWNER

HARBORWOOD LLC

PO BOX 1408

VINEYARD HAV MA 02568

TOPO	UTILITIES	STRT / ROAD	LOCATION
	2 Public Water		

SUPPLEMENTAL DATA

Alt Prcl ID 00009B 00000 00018
BETTERM X:
NEW PER
RES EXE
GIS ID M_275252_800655
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3160	172,100	172,100
COMMERC.	3210	400,200	400,200
COM LAND	3210	1,583,800	1,583,800
	Total	2,156,100	2,156,100

1306

TISBURY, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HARBORWOOD LLC	1474	0838	08-21-2018	U	I	99	1F
REEVES LARKIN B TRS	1473	0125	07-31-2018	U	I	2,300,000	1S
HINCKLEY H N & SONS INC	0163	0056	04-30-1924			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	3160	172,100	2019	3130	920,800	2018	3130	920,800
	3210	400,200		3130	1,583,800		3130	1,583,800
	3210	1,583,800		3130	13,300		3130	13,300
	Total	2,156,100		Total	2,517,900		Total	2,517,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0D00				

NOTES

OLD WAREHOUSE CONV TO
LOW QUALITY DISPLAY AREA
30X50
HINCKLEY PLUMBING & PAINT
PROPANE MONITOR HEAT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	557,300
Appraised Xf (B) Value (Bldg)	3,100
Appraised Ob (B) Value (Bldg)	11,900
Appraised Land Value (Bldg)	1,583,800
Special Land Value	0
Total Appraised Parcel Value	2,156,100
Valuation Method	C
Total Appraised Parcel Value	2,156,100

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
3	3210	HRDWARE ST	C		0	SF	6.57	1.00000	0	1.00		1.000			0	6.57	0
				Total Card Land Units	0	AC	Parcel Total Land Area:	2								Total Land Value	1,583,800

Property Location 61 BEACH RD | Map ID 9/B / 18/ / | Bldg Name | State Use 3210
Vision ID 1059 | Account # | Bldg # 3 | Sec # 1 of 1 | Card # 3 of 3 | Print Date 12/19/2020 11:29:36

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	48	Warehouse
Model	96	Commercial
Grade	02	Below Average
Stories:	2	
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	01	Minim/Masonry
Interior Wall 2	05	Drywall/Sheet
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2	02	Minimum/Plywd
Heating Fuel	06	None
Heating Type	01	None
AC Type	01	None
Bldg Use	3210	HRDWARE ST
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Gas Location		
Gallons		
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	00	NONE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	01	LIGHT
Wall Height	8.00	
% Comn Wall	0.00	
1st Floor Use:	3210	

CONSTRUCTION DETAIL (CONTINUED)

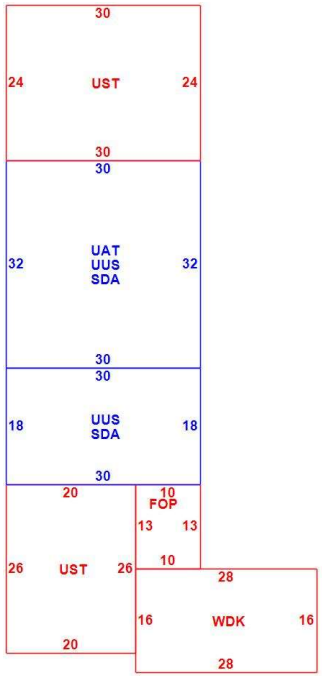
Element	Cd	Description

MIXED USE

Code	Description	Percentage
3210	HRDWARE ST	100
		0
		0

COST / MARKET VALUATION

RCN	198,656
Effective Base Rate	75.08
Year Built	1950
Effective Year Built	1980
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	15
Economic Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	48
RCNLD	95,400
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
MON	MONITOR HTR	B	1	1000.00	1980		48		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FOP	Porch, Open, Finished	0	130	33	19.06	2,478
SDA	Store Display Area	1,500	1,500	1,500	75.08	112,617
UAT	Attic, Unfinished	0	960	96	7.51	7,207
UST	Utility, Storage, Unfinished	0	1,240	372	22.52	27,929
UUS	Unfinished Story	0	1,500	600	30.03	45,047
WDK	Deck, Wood	0	448	45	7.54	3,379
	Ttl Gross Liv / Lease Area	1,500	5,778	2,646		198,657

