

Situs : 32 CENTRAL ST

Map ID: 075-224

Class: Banks

Card: 1 of 1

Printed: December 12, 2016

## CURRENT OWNER

COMMUNITY CREDIT UNION  
1 ANDREW ST  
LYNN MA 01901-1101

## GENERAL INFORMATION

Living Units  
Neighborhood 2002  
Alternate Id 426  
Vol / Pg D455311/C78539  
District  
Zoning BC  
Class COMMERCIAL

075-224 03/02/2012

## Property Notes

REG LAND ON PLAN 16193-A

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 16,935			210,090
Total Acres: .3888 SF in Peabody: Spot: Location:				

## Assessment Information

	Prior	Appraised	Cost	Income	Market
Land	210,100	210,100	210,100	210,100	0
Building	808,200	808,200	808,600	808,200	0
Total	1,018,300	1,018,300	1,018,700	1,018,300	0
Manual Override Reason					
Base Date of Value					
Value Flag	INCOME APPROACH		Effective Date of Value		
Gross Building:					

## Entrance Information

Date	ID	Entry Code	Source
01/30/12	DR	Not At Home	Other
04/24/07	LK	Entry Gained	Owner
04/10/06	EH	Unimproved	Convert From Unvers
04/14/03	JW	Entry & Sign	Tenant

## Permit Information

Date Issued	Number	Price	Purpose	% Complet
01/22/07	77	19,000	BLDG 1 Freest Sgn	100
10/20/06	1348	13,000	BLDG 2 Wal Sgn -1 Fs	100
09/06/06	1100	30,000	BLDG Ret Wall	100
03/10/06	197	306,000	BLDG 2stry Bld	100
10/06/05	1204	25,000	BLDG Fnd Only	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/15/05	850,000	Land + Bldg	Valid Sale	455311/78539		COMMUNITY CREDIT UNION
04/01/95	32,000	Land + Bldg	Undivided Interest			
01/01/85	200,000	Land + Bldg	Valid Sale			

Inspection Witnessed By \_\_\_\_\_

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## Building Information

Year Built/Eff Year 2006 /  
Building # 1  
Structure Type Bank  
Identical Units 1  
Total Units 1  
Grade B  
# Covered Parking  
# Uncovered Parking  
DBA COMMUNITY CREDIT  
UNION

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Sprinkler Sys Wet		6,606	1			1								
2	Bank Canopy-Drive In		14	26			1								
3	Canopy Roof/Slab		8	20			1								
1	Bank Dr In Window						1								
1	Atm Structure						1								
1	Bank Pneumatic Tube		1	30			1								

## Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	1,000	202	Offices	8	Brick Venec	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	2
2	B1	B1		1,328	202	Support Area	8	Brick Venec	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3
3	01	01	100	2,328	202	Bank/Savings Inst	8	Brick Venec	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3
4	02	02	100	1,950	190	Offices	8	Brick Venec	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,000	Offices		82	129,280
2	1,328	Support Area		83	80,260
3	2,328	Bank/Savings Inst		83	358,170
4	1,950	Offices		83	218,470

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2006			1	13,000	C	3	3	19,970
2	Light - Me	2006			4	1	C	3	3	2,400

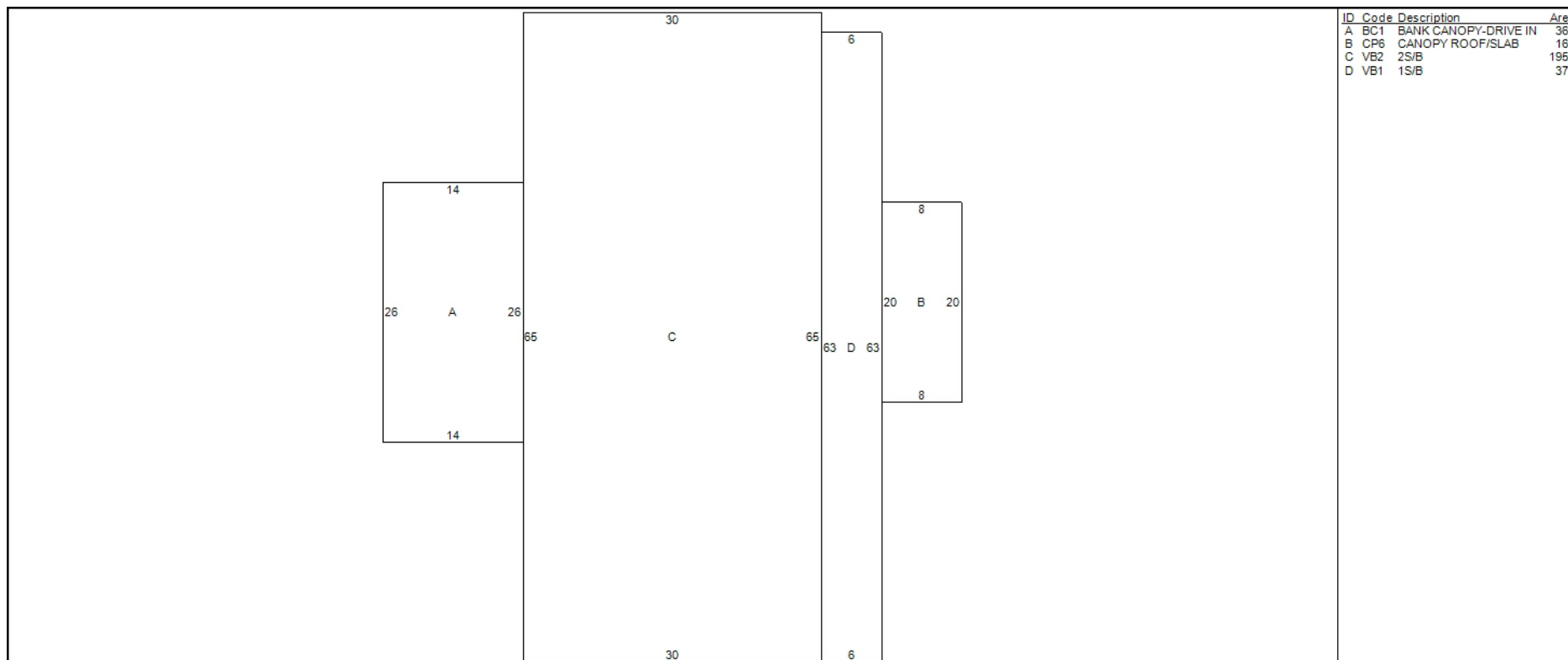
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 Support	0	1,328						0							
04	S	002 Office Low Rise 1-3 Sto	0	2,950	14.00	125	51,625	12.5	75	0	46,772	40	50		9,354	9,354	37,418
15	S	002 Banks - Saving & Loans	0	2,328	22.00	115	58,898	7.5		0	54,481	10			5,448	5,448	49,033

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	6,606
								Replace, Cost New Less Depr	786,180
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	786,180
								Value per SF	119.01

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
FORMALLY EAST END BAGELRY		Total Net Income	86,451
		Capitalization Rate	0.084900
		Sub total	1,018,269
		Residual Land Value	
		Final Income Value	1,018,269
		Total Gross Rent Area	5,278
		Total Gross Building Area	6,606