010.0	0003	0002.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	8,708,400	/	8,708,400
USE VALUE:	8,708,400	/	8,708,400
ASSESSED:	8,708,400	/	8,708,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
382	-384	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CEDAR CREST ARLINGTON LLC
Owner 2:	
Owner 3:	
Street 1:	382 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	BAGHDADY SAMI -
Owner 2:	-
Street 1:	382 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .488 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Hi Rise Building built about 1958, having primarily Brick Exterior and 48014 Square Feet, with 44 Units, 43 Baths, 0 3/4 Bath, 1 HalfBath, 177 Rooms, and 51 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	21243.000	5,520,200	6,200	3,182,000	8,708,400
Total Card	0.488	5,520,200	6,200	3,182,000	8,708,400
Total Parcel	0.488	5,520,200	6,200	3,182,000	8,708,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 181.37 | /Parcel: 181.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	8306
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 010.0-0003-0002.0

!944!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	5,520,200	6200	21,243.	3,182,000	8,708,400		Year end	12/23/2021
2021	112	FV	5,520,200	6200	21,243.	3,074,500	8,600,900		Year End Roll	12/10/2020
2020	112	FV	5,282,200	6200	21,243.	2,795,000	8,083,400	8,083,400	Year End Roll	12/18/2019
2019	112	FV	4,395,500	6500	21,243.	2,795,000	7,197,000	7,197,000	Year End Roll	1/3/2019
2018	112	FV	4,395,500	6500	21,243.	2,795,000	7,197,000	7,197,000	Year End Roll	12/20/2017
2017	112	FV	4,099,900	6500	21,243.	2,193,000	6,299,400	6,299,400	Year End Roll	1/3/2017
2016	112	FV	4,099,900	6500	21,243.	2,193,000	6,299,400	6,299,400	Year End	1/4/2016
2015	112	FV	3,656,500	6800	21,243.	1,935,000	5,598,300	5,598,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:16:15

LAST REV

Date	Time
11/19/21	16:40:28
apro	
944	

USER DEFINED

Prior Id # 1:	8306
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAGHDADY SAMI,	60743-181		12/17/2012	Convenience	10	No	No		
	12874-478		10/8/1975			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/1999	554	Manual	1,200	C				REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2021	I & E Return	MM	Mary M
6/4/2019	I & E Return	JO	Jenny O
8/31/2018	Info At Door	CC	Chris C
8/31/2018	Measured	CC	Chris C
3/26/2018	I & E Return	EMK	Ellen K
4/25/2016	I & E Return	EMK	Ellen K
3/3/2009	Meas/Inspect	197	PATRIOT
12/6/1999	Meas/Inspect	163	PATRIOT
10/20/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		21243		Sq. Ft.	Site		0	0.	0.00	AG																
112	Apts. 8 Plus		43		No. of Un	Site		0	74,000.	1.00	AG									3,182,000						3,182,000	

Total AC/HA:	0.48767	Total SF/SM:	21243	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT GOOD	Total:	3,182,000	Spl Credit		Total:	3,182,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	84 - Apt- Hi Rise		
Sty Ht:	8 - 8 Story		
(Liv) Units:	44	Total:	44
Foundation:	1 - Concrete		
Frame:	4 - FirePf-Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	9		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	44		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath	43	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	43	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.01616311
Adj $ / SQ:	136.572
Other Features:	518906
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	7750937
Depreciation:	2325281
Depreciated Total:	5425656

COMMENTS

FFL IS RENTAL OFFICE AND 14 PARKING SPACES,18 PARKING SPACES IN THE BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	8	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	17	BRs:	51	Baths:	43	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

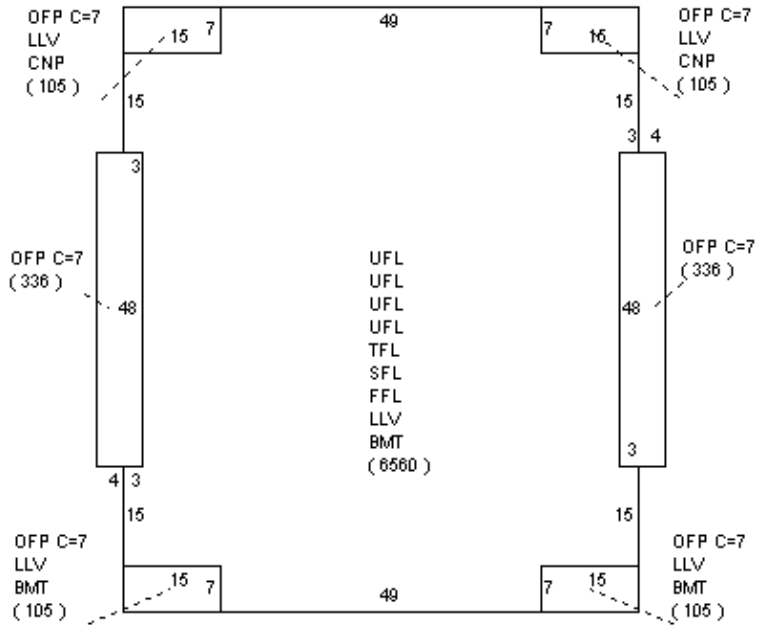
No Unit	RMS	BRS	FL
8	5	2	M
34	4	1	M
1	1	1	M
Totals			
43	177	51	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.57
Special Features:	94500	Val/Su Net:	81.75
Final Total:	5520200	Val/Su SzAd	120.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
UFL	Upper Floor	26,240	136.570	3,583,658
OFP	Open Porch	7,644	16.990	129,841
LLV	Lower Level	6,980	78.050	544,797
BMT	Basement	6,770	40.970	277,378
FFL	First Floor	6,560	136.570	895,915
SFL	Second Floor	6,560	136.570	895,915
TFL	Third Floor	6,560	136.570	895,915
CNP	Canopy	210	41.010	8,612
	Net Sketched Area:	67,524	Total:	7,232,028
Size Ad	45920	Gross Area	67524	FinArea 48014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	30		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
61	Elev-Pas	M	S	1	9	A	AV	1972	15,000.00	B	30	112			94,500			94,500
85	Paving	D	Y	1	3300	A	AV	1972	3.02	T	37.6	112			6,200			6,200

More:	N	Total Yard Items:	6,200	Total Special Featues:	94,500	Total:	100,700