170.0	0001	0006.0	1 of 1	Commercial	ARLINGTON
Map	Block	Lot	CARD		

	Total Card	/	Total Parcel
APPRAISED:	1,097,600	/	1,097,600
USE VALUE:	1,097,600	/	1,097,600
ASSESSED:	1,097,600	/	1,097,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1332	-1338	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAVARESE STEVEN P
Owner 2:	
Owner 3:	
Street 1:	309 BEECH ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	SAVARESE STEVEN P & DEIRDRE M -
Owner 2:	-
Street 1:	305 LEXINGTON ST
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as Comm. / Res. with a Store Building built about 1920, having primarily Vinyl Exterior and 5038 Square Feet, with 6 Units, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	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
325	1807.920	226,530		366,174	592,704
111	1540.080	192,970		311,926	504,896
Total Card	0.077	419,500		678,100	1,097,600
Total Parcel	0.077	419,500		678,100	1,097,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 217.86 | /Parcel: 217.86

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 112489

GIS Ref

GIS Ref

Insp Date 03/12/09

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0001-0006.0

!13119!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	031	FV	419,500	0	3,348.	678,100	1,097,600		Year end	12/23/2021
2021	031	FV	419,500	0	3,348.	666,600	1,086,100		Year End Roll	12/10/2020
2020	031	FV	419,600	0	3,348.	655,000	1,074,600	1,074,600	Year End Roll	12/18/2019
2019	031	FV	400,500	0	3,348.	616,500	1,017,000	1,017,000	Year End Roll	1/3/2019
2018	031	FV	400,500	0	3,348.	539,400	939,900	939,900	Year End Roll	12/20/2017
2017	031	FV	481,000	0	3,348.	423,800	904,800	904,800	Year End Roll	1/3/2017
2016	031	FV	484,900	0	3,348.	423,800	908,700	908,700	Year End	1/4/2016
2015	031	FV	485,600	0	3,348.	251,100	736,700	736,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:12:36

LAST REV

Date	Time
01/29/20	10:59:30

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13119

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVARESE STEVEN	1539-101	1	1/2/2019	Estate/Div	1	No	No		
OREILLY PETER J	1475-2		7/15/2015		900,000	No	No		
	773-75		1/1/1901	Family		No	No		Trust terminated 1988 see docs. 1442:88 & 147

USER DEFINED

Prior Id # 1:	112489
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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2002	382	Alterati	3,000	C				COUNTERS/CABINETS/
11/19/2001	228	Sign	200	C				
4/29/1994	153	Manual	500					SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	Mail Update	MM	Mary M
3/12/2009	Meas/Inspect	201	PATRIOT
6/13/2000	Meas/Inspect	197	PATRIOT
12/1/1983		SL	

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
325	Store		3348		Sq. Ft.	Site		0	44.	4.60	CG									678,111	111	46				678,100	

Total AC/HA:	0.07686	Total SF/SM:	3348	Parcel LUC:	031	Comm. / Res.	Prime NB Desc	COMM GD	Total:	678,111	Spl Credit		Total:	678,100

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

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	2 - 2 Story		
(Liv) Units:	6	Total:	6
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:	111	Alt %:	46
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	40
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.99849147
Const Adj.:	0.89099997
Adj $ / SQ:	88.966
Other Features:	47411
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645331
Depreciation:	225866
Depreciated Total:	419465

COMMENTS

BIG PICTURE FRAMING / 1/2 BMT CRAWL.
ARMEN`S TAILORING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	2

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	2

Totals		
4	12	4

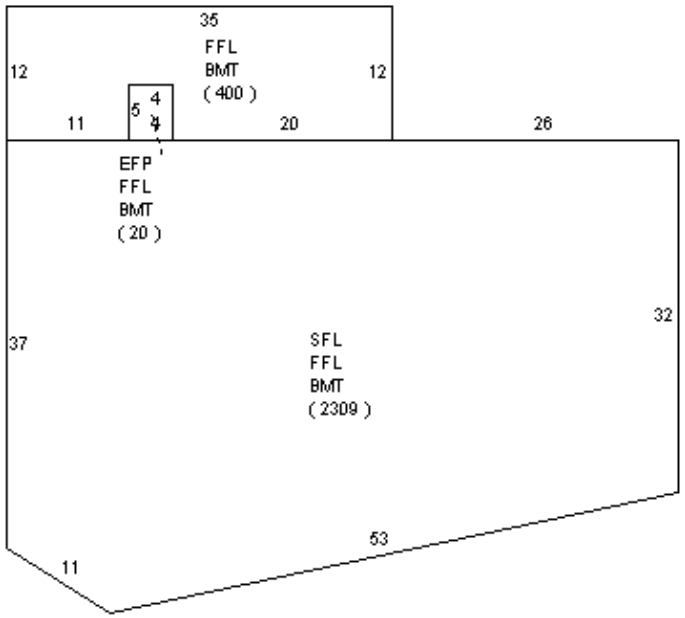
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	107.65
Special Features:	0	Val/Su Net:	65.31
Final Total:	419500	Val/Su SzAd	83.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,729	88.970	242,787
SFL	Second Floor	2,309	88.970	205,422
BMT	Basement	1,365	26.690	36,418
EFP	Enclos Porch	20	64.690	1,294

Net Sketched Area:	6,423	Total:	485,921
Size Ad	5038	Gross Area	7787	FinArea	5038
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				
SFL	100	APT	100	A	4

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

170.0-0001-0006.0