

Situs : 426 N WARREN AV

PARCEL ID: 042-024

Class : 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

CAPPOLA WILLIAM G JR
877 AUBURNVILLE WAY UNIT D6
WHITMAN MA 02382
38353/307 03/24/2010

GENERAL INFORMATION

Living Units 4
Neighborhood 4311
Alternate ID 126 WARREN
Vol / Pg 38353/307
District
Zoning R1C
Class COMMERCIAL

Property Notes



042-024 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		112,000
Total Acres: .1983 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	112,000	112,000	112,000	113,500
Building	273,700	277,300	273,700	272,200
Total	385,700	389,300	385,700	385,700
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	INCOME APPROACH			
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source
02/05/02	PJS	Unoccupied	Ow ner
05/25/01	RB	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/03/02	36435	70,000	BLDG Siding, Elec, P	100
08/31/00	33387	89,000	BLDG Roof, Insulate,	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/24/10	231,000	Land + Bldg	Valid Sale	38353/307		CAPPOLA WILLIAM G JR
12/15/04	450,000	Land + Bldg	Valid Sale	29663/230		
05/29/03	360,000	Land + Bldg	Valid Sale	25287/287		
02/04/00	170,000	Land + Bldg	Valid Sale	18257/14		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 4
Grade C
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		12	30		1
2	Porch, Open		5	9		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	1,500	160	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,500	160	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	1,500	160	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,500	Support Area		45	12,840
2	1,500	Apartment		60	139,360
3	1,500	Apartment		60	125,060

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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	30		
	12	B	12
	30		
	50	A	50
	30		

ID	Code	Description	Area
A	VB2	2S/B	1500
B	VP1	1S PORCH	360
C	086	SUPPORT AREA	1500*
D	011	APARTMENT	1500*
E	011	APARTMENT	1500*
F	RP1	PORCH, OPEN	360*
G	RP1	PORCH, OPEN	45*

Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	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		Shell Income Use Group	0							0							
01	A	002	Apartments/Per Unit	4	3,000		95	52,440	5		0	49,818	40			19,927	19,927	29,891

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	4	2	10	4	13,800	55,200		
								Total Gross Building Area	4,500
								Replace, Cost New Less Depr	277,260
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	277,260
								Value per SF	61.61

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	29,891
		Capitalization Rate	0.077500
		Sub total	385,690
		Residual Land Value	
		Final Income Value	385,690
		Total Gross Rent Area	4,500
		Total Gross Building Area	4,500