

Situs : 127 NEWBURY ST

PARCEL ID: 053-058

Class : 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

127 NEWBURY STREET LLC
631 S MAIN ST
RANDOLPH MA 02368
48081/331 02/03/2017

GENERAL INFORMATION

Living Units 5
Neighborhood 4311
Alternate ID 28
Vol / Pg 48081/331
District
Zoning R3
Class COMMERCIAL

053-058 03/21/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	5.00		140,000
Total Acres: .1653 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	140,000	140,000	140,000	106,600
Building	342,100	343,100	342,100	375,500
Total	482,100	483,100	482,100	482,100
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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/26/05	44794	8,500	BLDG Vinyl Side, Tri	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/03/17	1	Land + Bldg	Transfer Of Convenience	48081/331	Quit Claim	127 NEWBURY STREET LLC
02/03/17	308,000	Land + Bldg	Repossession	48081/316	Quit Claim	PHAM THUY T
06/08/16	439,261	Land + Bldg	Repossession	47026/14	Foreclosure	BANK OF NEW YORK MELLON
11/02/04	390,000	Land + Bldg	Valid Sale	29394/206		
01/31/02	238,000	Land + Bldg	Valid Sale	21462/186		

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 5
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open Upper		6	12		2
2	Porch, Open Upper		6	24		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	1,692	190	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	2
2	01	01	100	1,692	190	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	4
3	02	02	100	1,692	190	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	4
4	03	03	100	933	150	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,692	Support Area		40	13,900
2	1,692	Apartment		50	136,380
3	1,692	Apartment		50	127,640
4	933	Apartment		45	65,210

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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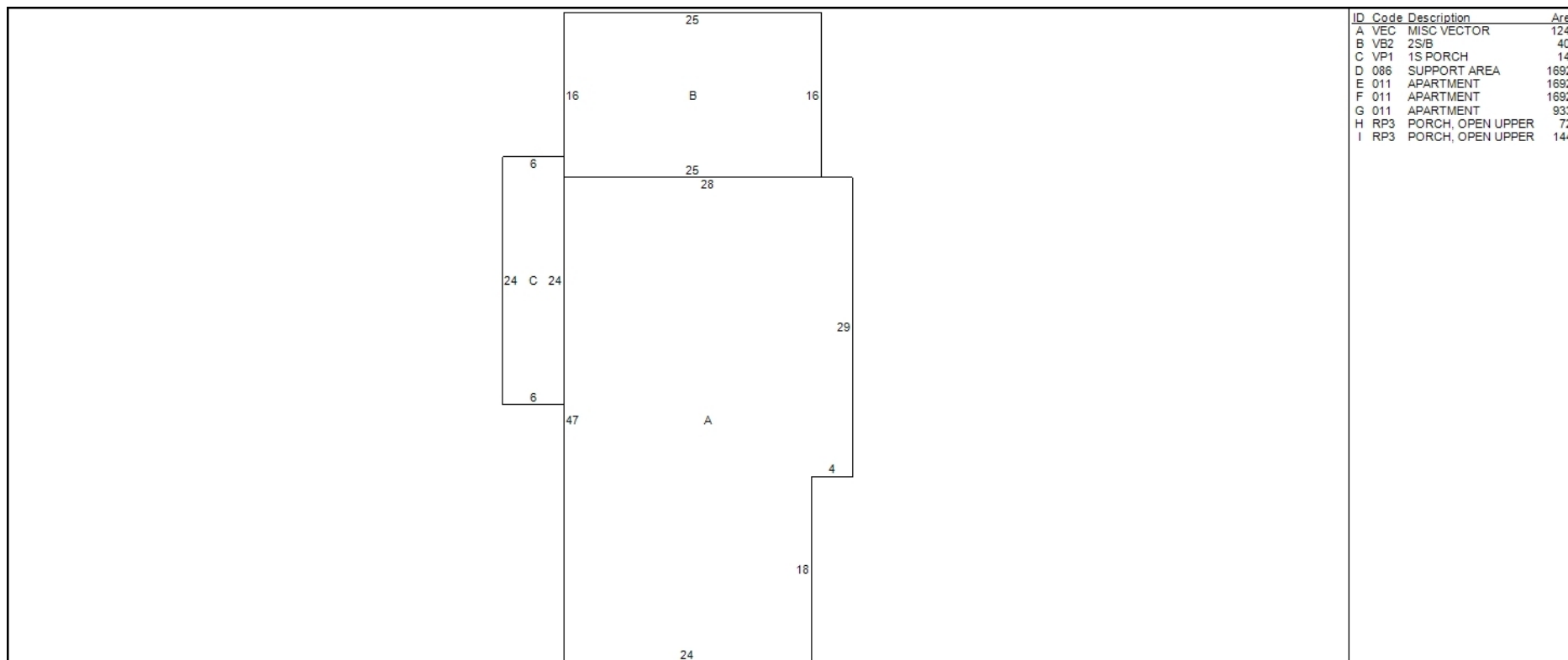
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Additional Property Photos



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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	Shell Income Use Group	0							0							
01	A	002 Apartments/Per Unit	5	4,317		95	65,550	5		0	62,273	40			24,909	24,909	37,364

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	5	2	10	5	13,800	69,000

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	6,009
Replace, Cost New Less Depr	343,130
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	343,130
Value per SF	57.10

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	37,364
Capitalization Rate	0.077500
Sub total	482,116
Residual Land Value	
Final Income Value	482,116
Total Gross Rent Area	6,009
Total Gross Building Area	6,009