

Situs : 521 WARREN AV

PARCEL ID: 063-013

Class : 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

CABRAL JOAO PINA
242 BOWDOIN ST APT #2
DORCHESTER MA 02122
45574/56 05/22/2015

GENERAL INFORMATION

Living Units 4
Neighborhood 4311
Alternate ID 51
Vol / Pg 45574/56
District
Zoning R3
Class APARTMENT

Property Notes

STOREFRONT REMOVED IN 2009



063-013 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		112,000
Total Acres: .1368 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	112,000	112,000	112,000	100,600
Building	461,700	465,700	461,700	475,700
Total	573,700	577,700	573,700	576,300
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
12/19/16	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/11/16	65275	300	HVAC	100
08/08/16	65224	11,000	INT REMOD	100
07/27/09	51966	0	BLDG Demo 1- Story Structure	100
02/18/09	51247	62,000	BLDG Chg 9 To 4 Unit	100
06/11/98	29025	400	BLDG Rep Siding	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/22/15	410,000	Land + Bldg	Family Sale	45574/56		CABRAL JOAO PINA
01/26/09	105,000	Land + Bldg	Sale After Foreclosure	36720/3		
05/29/07	266,000	Land + Bldg	Repossession	34588/234		
05/28/03	435,000	Land + Bldg	Valid Sale	25255/86		
11/26/01	280,000	Land + Bldg	Valid Sale	20974/64		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1915 /
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	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Porch Covered		4	20			1								
1	Porch Covered		4	8			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	1,773	191	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	2	2
2	01	01		100	1,773	191	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	4
3	02	03		100	1,773	191	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,773	Support Area		30	11,170
2	1,773	Apartment		60	166,010
3	1,773	Apartment		50	266,340

Outbuilding Data

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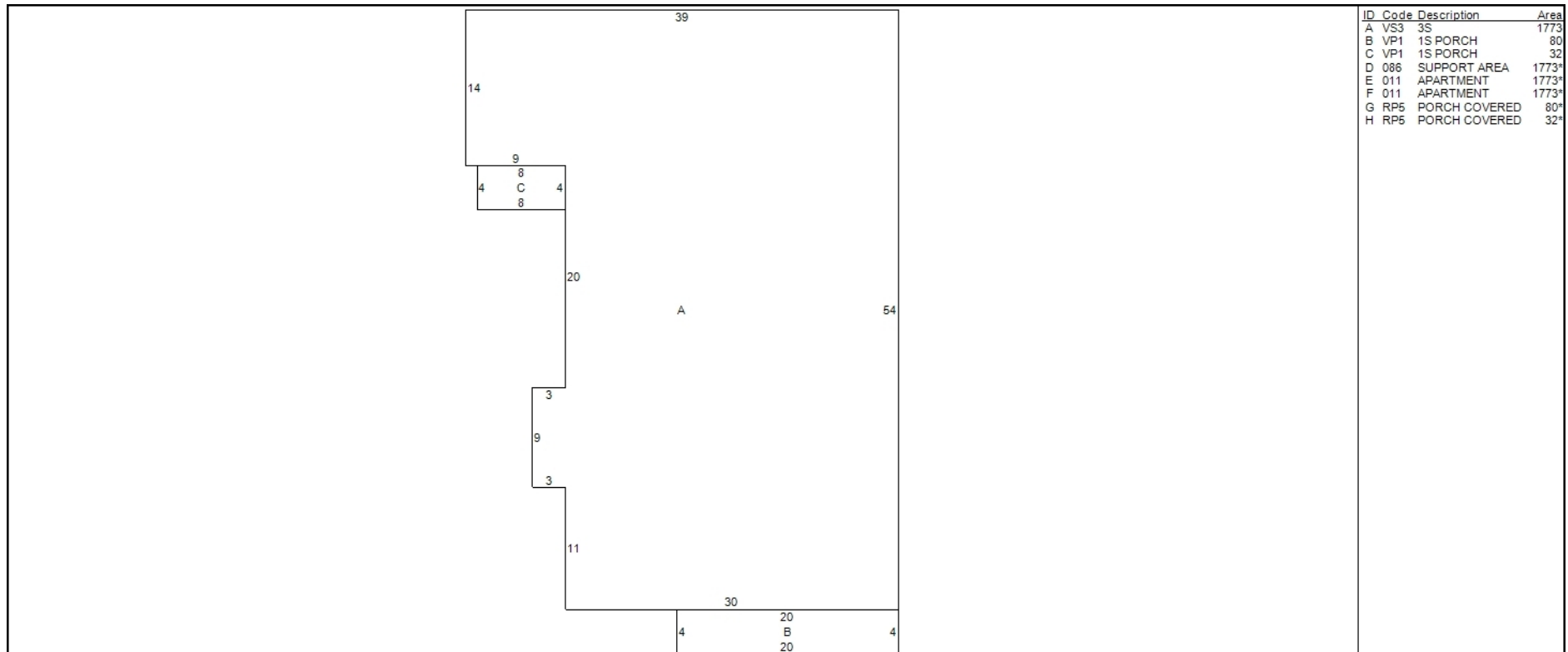
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Additional Property Photos



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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	4	5,319		125	78,000	5		0	74,100	40			29,640	29,640	44,460

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	4	3	10	4	15,600	62,400

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	7,092
Replace, Cost New Less Depr	443,520
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	105
Final Building Value	465,696
Value per SF	65.66

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	44,460
Capitalization Rate	0.077500
Sub total	573,677
Residual Land Value	
Final Income Value	573,677
Total Gross Rent Area	7,092
Total Gross Building Area	7,092