

Situs : 417 WARREN AV

PARCEL ID: 063-097

Class: 112

Card: 1 of 1

Printed: November 17, 2020

CURRENT OWNER

SWIFT PROPERTIES III
LIMITED PARTNERSHIP
12 LONGVIEW DR
KINGSTON MA 02364
30480/89 05/06/2005

GENERAL INFORMATION

Living Units 10
Neighborhood 4311
Alternate ID 60
Vol / Pg 30480/89
District
Zoning R3
Class APARTMENT

Property Notes



063-097 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	10.00		280,000
Total Acres: .2188 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	280,000	280,000	280,000	117,700
Building	284,900	304,100	284,900	453,500
Total	564,900	584,100	564,900	571,200
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

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/06/05		Land + Bldg	Transfer Of Convenience	30480/89		SWIFT PROPERTIES III
09/05/03	325,000	Land + Bldg	Valid Sale	26432/78		
06/14/01	125,000	Land + Bldg	Transfer Of Convenience	20011/18		
09/04/98		Land + Bldg	Transfer Of Convenience	16579/285		

Inspection Witnessed By _____

Situs : 417 WARREN AV

Parcel Id: 063-097

Class: 112

Card: 1 of 1

Printed: November 17, 2020

Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 10
Grade C
Covered Parking
Uncovered Parking
DBA APTS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		1	110		1							
2	Porch Covered		1	149		1							
2	Porch, Open		1	32		1							
2	Porch, Open		1	118		1							
3	Porch, Enclosed Upper		1	118		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	1,865	190	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,833	198	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	02	100	1,865	190	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	A1	A1	100	1,786	180	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,865	Support Area		45	15,960
2	1,833	Apartment		45	125,730
3	1,865	Apartment		45	118,010
4	1,786	Apartment		45	44,390

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

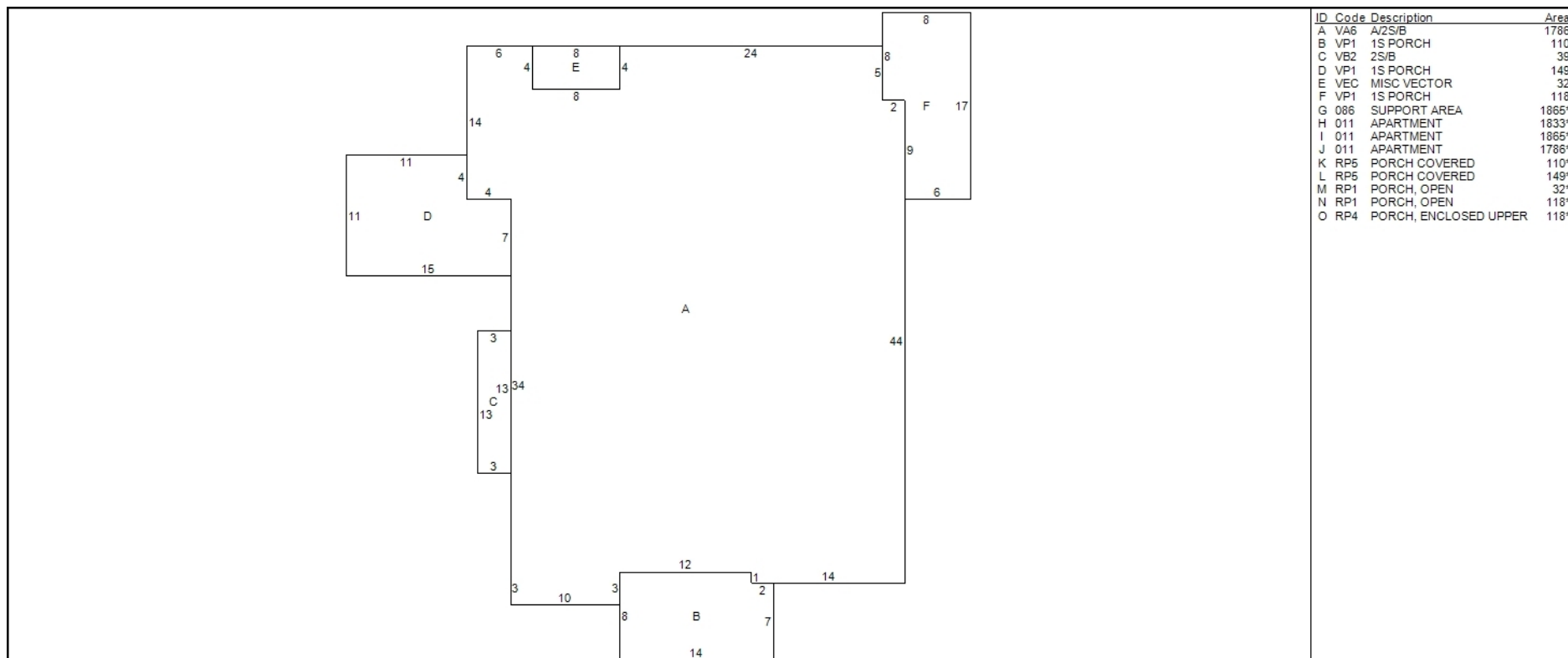
Situs : 417 WARREN AV

Parcel Id: 063-097

Class: 112

Card: 1 of 1

Printed: November 17, 2020



Additional Property Photos



Situs : 417 WARREN AV	Parcel Id: 063-097	Class: 112	Card: 1 of 1	Printed: November 17, 2020
-----------------------	--------------------	------------	--------------	----------------------------

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	10	4,412		80	76,800	5		0	72,960	40			29,184	29,184	43,776

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	10	0	10	10	9,600	96,000

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	7,349
Replace, Cost New Less Depr	304,090
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	304,090
Value per SF	41.38

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	43,776
Capitalization Rate	0.077500
Sub total	564,852
Residual Land Value	
Final Income Value	564,852
Total Gross Rent Area	7,349
Total Gross Building Area	7,349