

Situs : 947 N MAIN ST

PARCEL ID: 101-027

Class : 112

Card: 1 of 1

Printed: November 17, 2020

CURRENT OWNER

TRAN VU D
26 GLOVERSBROOK RD
RANDOLPH MA 02368
35663/299 02/29/2008

GENERAL INFORMATION

Living Units 8
Neighborhood 4523
Alternate ID 267 MAIN
Vol / Pg 35663/299
District
Zoning C5
Class APARTMENT



101-027 03/16/2020

Property Notes

COMM 2010 PERMIT

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	8.00		200,000
Total Acres: .3914 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	200,000	200,000	200,000	153,800
Building	738,900	732,400	738,900	786,300
Total	938,900	932,400	938,900	940,100
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
08/23/19	CP	Field Review	Other
11/25/14	JOD	Unimproved	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/10/14	O55630	0	BLDG Make 8 Apts	100
09/28/10	53940	4,000	BLDG New Foundation	0
09/01/10	53786	0	BLDG Partial Demo	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/29/08	325,000	Land + Bldg	To/From Government	35663/299		TRAN VU D
06/14/07		Land + Bldg	To/From Exempt Org	34669/279		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Apartments - Garde
Identical Units 1
Total Units 8
Grade C
Covered Parking
Uncovered Parking
DBA 7/13 VAC-WORK IN
PROGRESS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		1	70		1
2	Porch, Open		1	242		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	5,770	391	Support Area	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
2	01	01	100	5,770	407	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	02	100	5,770	391	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	A1	A1	100	1,906	188	Support Area	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	5,770	Support Area		45	79,400
2	5,770	Apartment		45	370,410
3	5,770	Apartment		45	349,850
4	1,906	Support Area		45	14,120

Outbuilding Data

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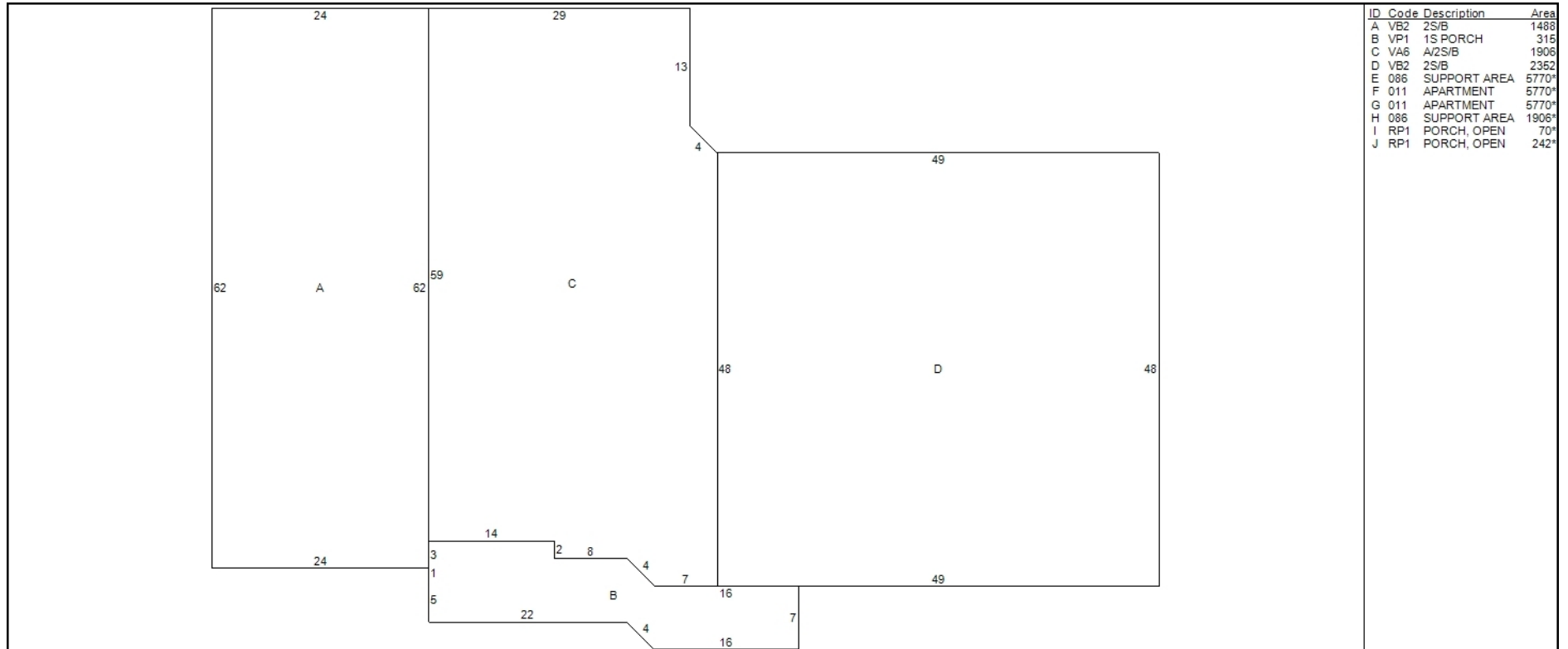
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Additional Property Photos



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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	8	11,540		115	127,650	5		0	121,268	40			48,507	48,507	72,761

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	2	1	10	2	24,600
2	011	Apartment	4	2	10	4	55,200
3	011	Apartment	2	3	10	2	31,200

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	19,216
Replace, Cost New Less Depr	813,780
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	90
Final Building Value	732,402
Value per SF	38.11

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	72,761
Capitalization Rate	0.077500
Sub total	938,852
Residual Land Value	
Final Income Value	938,852
Total Gross Rent Area	19,216
Total Gross Building Area	19,216