

Situs : 24 WHITE AV	PARCEL ID: 111-063	Class: 316	Card: 1 of 1	Printed: October 29, 2020
---------------------	--------------------	------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
ISIDORE MAX A TRUSTEE 12 FAWN CR RANDOLPH MA 02368 32473/260 04/05/2006	Living Units Neighborhood 474 Alternate ID 11MAPLE Vol / Pg 32473/260 District Zoning C3 Class COMMERCIAL

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 27,283			213,110
Total Acres: .6263 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	213,100	213,100	213,100	203,000
Building	295,300	251,100	295,300	217,200
Total	508,400	464,200	508,400	420,200
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
08/03/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/05/06	400,000	Land + Bldg	Valid Sale	32473/260		

Inspection Witnessed By _____

Situs : 24 WHITE AV

Parcel Id: 111-063

Class: 316

Card: 1 of 1

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1941 /
Building # 1
Structure Type Warehouse
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA NO DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Garage-Attached-Mas		780	1			1								
2	Load Dock,St Or Conc		200	1			1								
6	Overhead Dr-Wood/Mtl		6	7			7								
6	Ovrhd Dr-Mtr-Op-Wd-Mt		10	12			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	3,150	230	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	2	2
2	01	01	100	3,150	185	Warehouse	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Below No	2	2
3	02	02	100	3,150	185	Multi Use Storage	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	None	2	2
4	01	01	100	3,132	112	Warehouse	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	None	2	2
5	02	02	100	3,132	112	Multi Use Storage	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	None	2	2
6	01	01	100	7,032	326	Warehouse	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	None	2	2
7	01	01	100	256	40	Multi Use Storage	9	Frame	Wood Frame/Joist/B	None	None	None	None	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,150	Support Area		30	34,930
2	3,150	Warehouse		30	56,420
3	3,150	Multi Use Storage		30	41,790
4	3,132	Warehouse		30	40,560
5	3,132	Multi Use Storage		30	36,550
6	7,032	Warehouse		30	108,620
7	256	Multi Use Storage		30	4,220

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1975	1	9,000	1	9,000	C	2	2	8,240
3	Canopy	1941	1	200	1	200		3	3	1,070
5	Canopy	1941	1	456	1	456		3	3	2,430

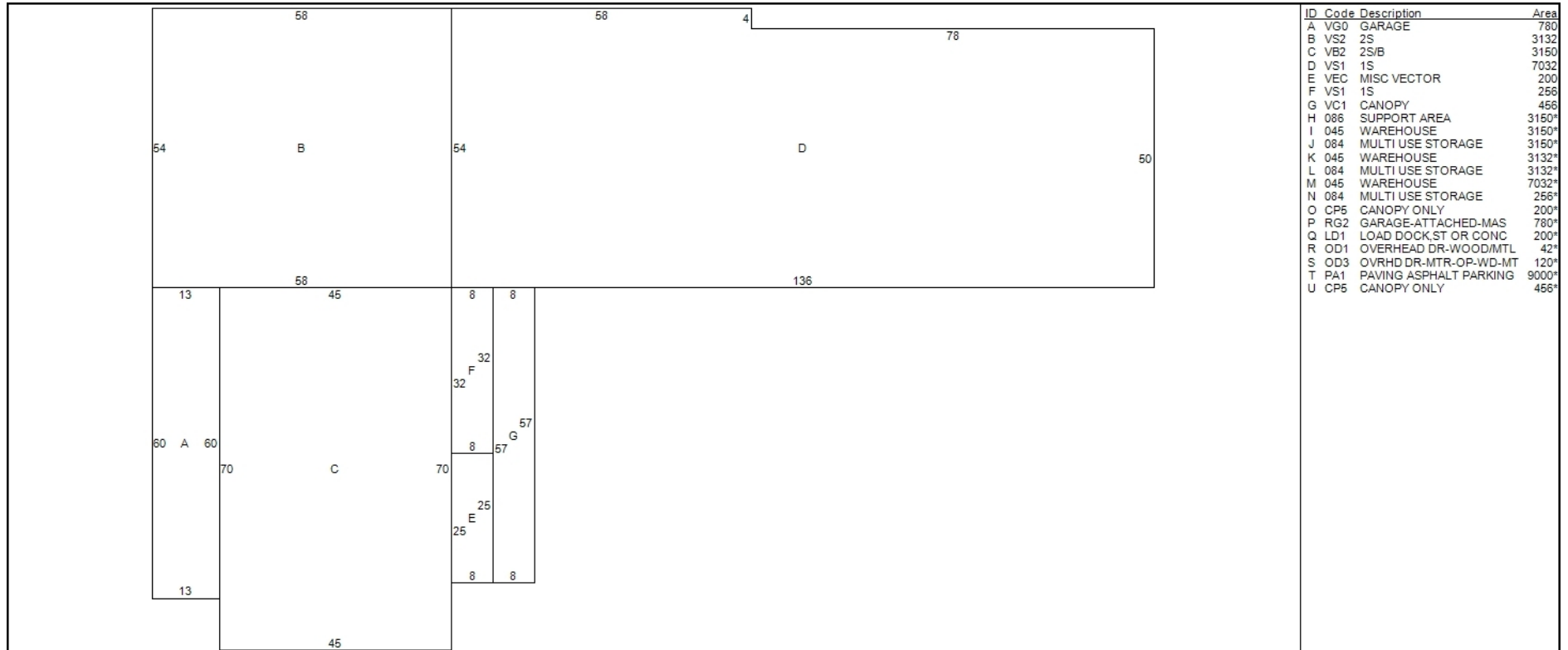
Situs : 24 WHITE AV

Parcel Id: 111-063

Class: 316

Card: 1 of 1

Printed: October 29, 2020



Additional Property Photos



Situs : 24 WHITE AV	Parcel Id: 111-063	Class: 316	Card: 1 of 1	Printed: October 29, 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							
05	S	001 Muse Strg/Hvy Man/Mi	0	6,538	2.00		13,076	20		0	10,461	30			3,138	3,138	7,323
12	S	001 Warehouse	0	13,314	5.00		66,570	15		0	56,585	15			8,488	8,488	48,097

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	23,002
								Replace, Cost New Less Depr	323,090
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	75
								Final Building Value	242,318
								Value per SF	10.53

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	55,420
								Capitalization Rate	0.109000
								Sub total	508,440
								Residual Land Value	
								Final Income Value	508,440
								Total Gross Rent Area	23,002
								Total Gross Building Area	23,002