

Situs : 278 MAIN ST

PARCEL ID: 111-067

Class: 013

Card: 1 of 2

Printed: October 29, 2020

CURRENT OWNER

TRIPLE PEAK LLC
271 LINCOLN ST SUITE 5
LEXINGTON MA 02421
51112/174 05/15/2019

GENERAL INFORMATION

Living Units 17
Neighborhood 457
Alternate ID 372
Vol / Pg 51112/174
District
Zoning C3
Class COMMERCIAL

Property Notes

COMM 2010 PERMIT



111-067 03/24/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	17.00		476,000
Total Acres: .2313 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	476,000	476,000	476,000	120,400
Building	1,503,500	1,558,000	1,503,500	1,804,300
Total	1,979,500	2,034,000	1,979,500	1,924,700
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
08/13/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/18/15	B63793	5,000	BLDG Redo Int Walls	0
05/19/11	54881	3,000	BLDG Patch/Paint	0
07/27/10	53622	76,000	BLDG New Storefronts	0
05/03/10	53141	53,000	BLDG Finish 4 Apts	0
08/11/06	47015	0	BLDG Sign In Shield	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/15/19	2,637,500	Land + Bldg	Sale Of Multiple Parcels	51112/174	Quit Claim	TRIPLE PEAK LLC
04/01/15	1,600,000	Land + Bldg	Sale Of Multiple Parcels	45393/194		ISLAM MOHAMMAD TRUSTEE
02/01/10	650,000	Land + Bldg	Sale Of Multiple Parcels	38199/85		
03/04/03		Land + Bldg	Transfer Of Convenience	24383/220		
10/16/02		Land + Bldg	Transfer Of Convenience	23124/65		
05/09/00		Land + Bldg	Transfer Of Convenience	18503/262		
03/10/00	340,000	Land + Bldg	Valid Sale	18340/252		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1913 / 1985
Building # 1
Structure Type Mixed Res/Comm
Identical Units 1
Total Units 10
Grade C+
Covered Parking
Uncovered Parking
DBA KINGSWEAR/ELLIE
PARIS ETAL

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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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	4,232	276	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	4,640	300	Retail Store	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
3	02	03	100	4,232	276	Apartment	9	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,232	Support Area		49	87,640
2	4,640	Retail Store		53	183,420
3	4,232	Apartment		53	682,530

Outbuilding Data

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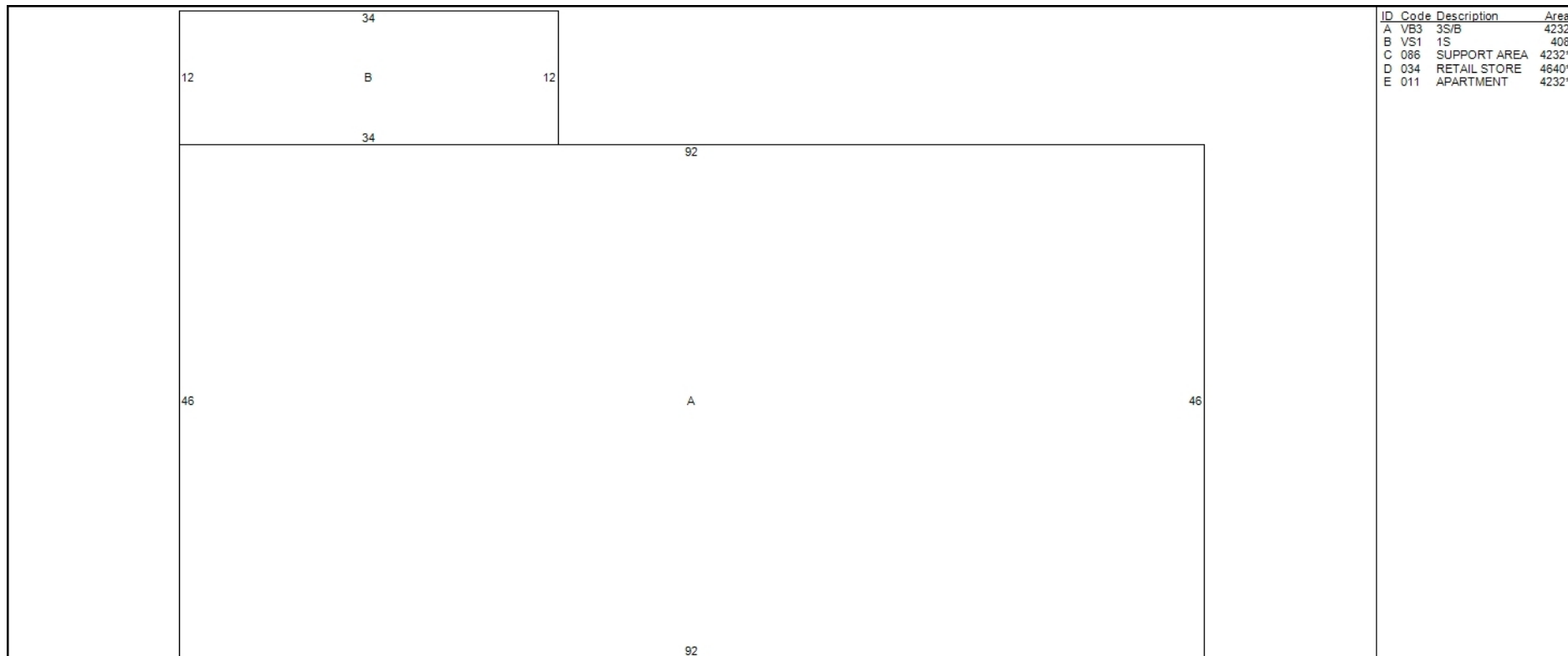
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Additional Property Photos



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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	001 Apartments/Per Unit	17	14,760		120	259,560	5		0	246,582	40			98,633	98,633	147,949
03	S	001 General Retail Model	0	4,640	10.00		46,400	15	50	0	42,920	25			10,730	10,730	32,190

Apartment Detail - Building 1 of 2							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	9	2	\0	9	12,900
2	011	Apartment	1	1	\0	1	11,400

Building Cost Detail - Building 1 of 2	
Total Gross Building Area	17,336
Replace, Cost New Less Depr	953,590
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	115
Final Building Value	1,096,629
Value per SF	63.26

Notes - Building 1 of 2	
ELLIE'S FASHION WORLD, VACANT	

Income Summary (Includes all Building on Parcel)	
Total Net Income	180,139
Capitalization Rate	0.091000
Sub total	1,979,549
Residual Land Value	
Final Income Value	1,979,549
Total Gross Rent Area	23,632
Total Gross Building Area	23,632

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03/10/00	340,000	Land + Bldg	Valid Sale	18340/252		

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1900 / 1950
Building #	1
Structure Type	Residential 4 Family
Identical Units	1
Total Units	7
Grade	C+
# Covered Parking	
# Uncovered Parking	
DBA	

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	1,664	168	Apartment	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	2
2	01	01	100	1,544	168	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	03	100	1,544	168	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

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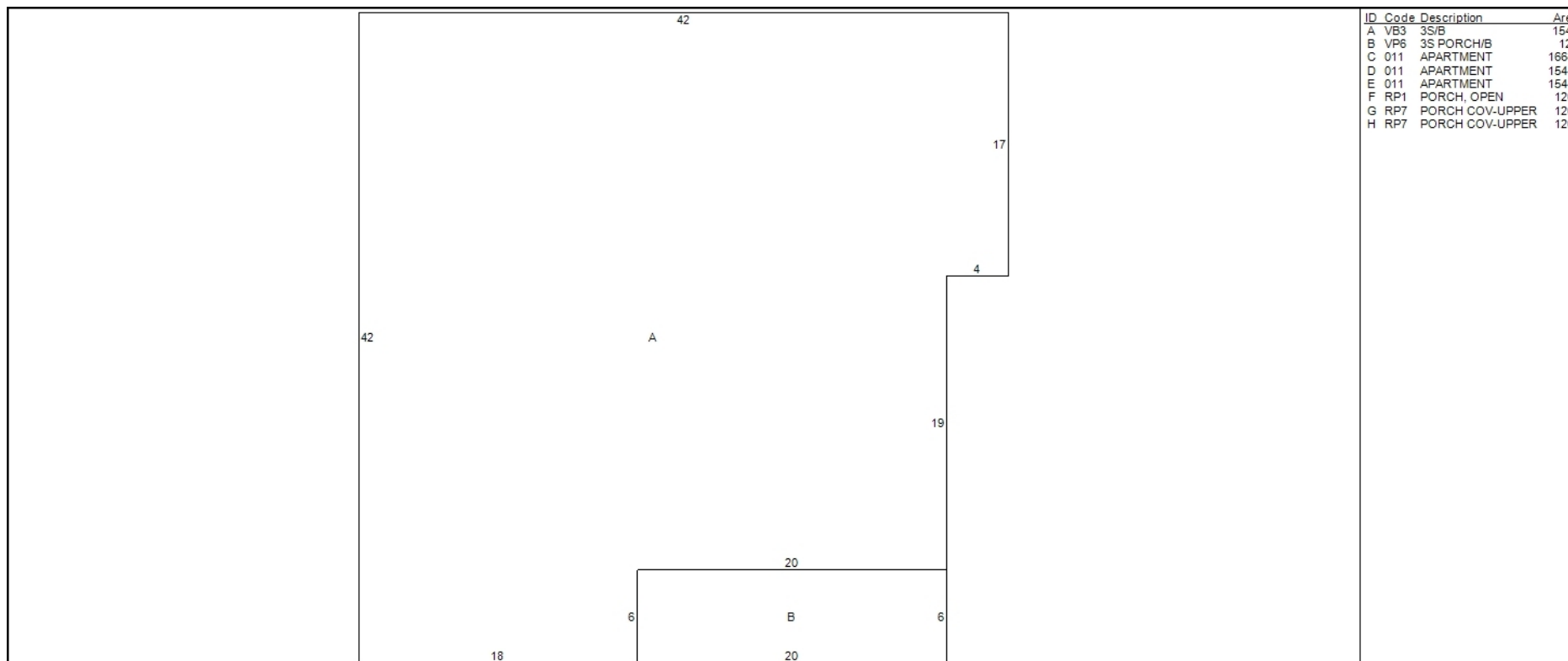
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00	S	Shell Income Use Group	0							0							
01	A	001 Apartments/Per Unit	17	14,760		120	259,560	5		0	246,582	40			98,633	98,633	147,949
03	S	001 General Retail Model	0	4,640	10.00		46,400	15	50	0	42,920	25			10,730	10,730	32,190

Apartment Detail - Building 2 of 2							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	6	2	10	6	77,400
2	011	Apartment	1	1	10	1	11,400

Building Cost Detail - Building 2 of 2	
Total Gross Building Area	6,296
Replace, Cost New Less Depr	401,190
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	115
Final Building Value	461,369
Value per SF	73.28

Notes - Building 2 of 2	

Income Summary (Includes all Building on Parcel)	
Total Net Income	180,139
Capitalization Rate	0.091000
Sub total	1,979,549
Residual Land Value	
Final Income Value	1,979,549
Total Gross Rent Area	23,632
Total Gross Building Area	23,632