

Situs : WHITE AV		PARCEL ID: 111-071		Class : 391		Card: 1 of 1		Printed: October 29, 2020		
CURRENT OWNER			GENERAL INFORMATION							
TRIPLE PEAK LLC 271 LINCOLN ST SUITE 5 LEXINGTON MA 02421 51112/174 05/15/2019			Living Units Neighborhood 457 Alternate ID 1-2 Vol / Pg 51112/174 District Zoning C3 Class COMMERCIAL							
Property Notes										
Land Information						Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior	
Secondary	SF	6,676		33,650		Land 33,700	33,700	0	32,000	
						Building 9,200	9,200	0	7,500	
						Total 42,900	42,900	0	39,500	
Total Acres: .1533 Spot:						Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020				
Value Flag COST APPROACH Gross Building:										
Entrance Information						Permit Information				
Date	ID	Entry Code	Source			Date Issued	Number	Price	Purpose	% Complete
						04/08/04	41465	1,750	BLDG Shtrk, Ceilings	100
Sales/Ownership History										
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee				
05/15/19	2,637,500	Bldg Only	Sale Of Multiple Parcels	51112/174	Quit Claim	TRIPLE PEAK LLC				
04/01/15	1,600,000	Bldg Only	Sale Of Multiple Parcels	45393/194	Quit Claim	ISLAM MOHAMMAS TR				
02/01/10	650,000	Land + Bldg	Sale Of Multiple Parcels	38199/85						
03/04/03		Land + Bldg	Transfer Of Convenience	24383/221						
10/16/02		Land + Bldg	Transfer Of Convenience	23124/63						
05/09/00		Land Only	Transfer Of Convenience	18503/263						
03/10/00	100,000	Land Only	Changed After Asmt Date/B4 Sale	18340/253						

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year /
Building #
Structure Type
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

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
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Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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1	Asph Pav	1975	1	6,676	1	6,676		3 3	9,160
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)																	
Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description		Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
							Income				Income						Income

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			
								Replace, Cost New Less Depr			
								Percent Complete			
								Number of Identical Units			
								Economic Condition Factor			
								Final Building Value			
								Value per SF			

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)			
								Total Net Income			
								Capitalization Rate			
								Sub total			
								Residual Land Value			
								Final Income Value			
								Total Gross Rent Area			
								Total Gross Building Area			