

Situs : 448 MAIN ST

PARCEL ID: 112-028

Class : 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

FIRST MAIN STREET LLC
19 ALLENS TRAIL
GROTON MA 01450
49475/21 02/05/2018

GENERAL INFORMATION

Living Units 4
Neighborhood 4412
Alternate ID 384
Vol / Pg 49475/21
District
Zoning C2
Class COMMERCIAL

Property Notes



112-028 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		92,000
Total Acres: .1067 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	92,000	92,000	92,000	94,300
Building	291,900	288,700	291,900	289,600
Total	383,900	380,700	383,900	383,900
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
05/30/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete	
10/17/16	65683	11,000	OTHER	Replace Gutters, Remove Old Shir	100
10/19/99	31608	400	BLDG	3x3' Landing W	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/05/18	240,000	Land + Bldg	Repossession	49475/21	Quit Claim	FIRST MAIN STREET LLC
01/11/18	225,000	Land + Bldg	Repossession	49395/155	Quit Claim	RADIUS BANK
12/01/17	100	Land + Bldg	Transfer Of Convenience	49253/45	Quit Claim	MCNEIL JAMES
03/24/15	269,000	Land + Bldg	Valid Sale	45353/114		S&S HOLDING COMPANY LLC
12/18/08	93,000	Land + Bldg	Sale After Foreclosure	36613/246		
09/27/07	354,860	Land + Bldg	Repossession	35121/286		
10/18/05	415,000	Land + Bldg	Valid Sale	31551/275		
12/15/03	349,900	Land + Bldg	Valid Sale	27221/050		
10/29/01	178,000	Land + Bldg	Valid Sale	20781/2		
12/17/99	110,000	Land + Bldg	Sold Twice In Same Year	18138/305		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1915 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 4
Grade C+
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
1	B1	B1	100	968	132	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,124	148	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
3	02	02	100	1,044	140	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
4	03	03	100	750	59	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	968	Support Area		45	8,950
2	1,124	Apartment		50	89,670
3	1,044	Apartment		50	80,410
4	750	Apartment		45	49,280

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Det Garage	1940	1	294	1	294		2	2	2,680

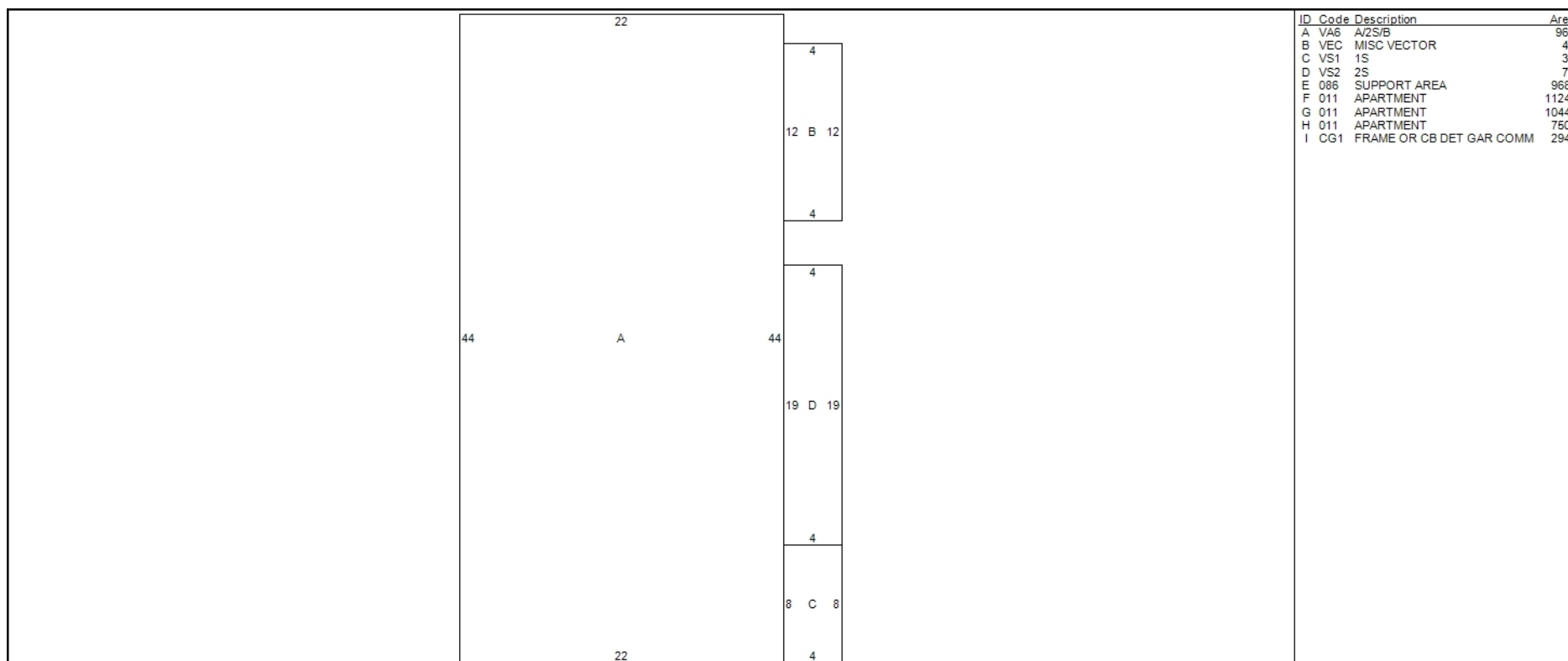
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Additional Property Photos



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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	4	2,918			52,200	5		0	49,590	40			19,836	19,836	29,754

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	2	2	10	2	27,600

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	3,886
Replace, Cost New Less Depr	228,310
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	125
Final Building Value	285,388
Value per SF	73.44

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	29,754
Capitalization Rate	0.077500
Sub total	383,923
Residual Land Value	
Final Income Value	383,923
Total Gross Rent Area	3,886
Total Gross Building Area	3,886