

Situs : 155 CRESCENT ST

PARCEL ID: 135-095

Class: 340

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

LIP REAL ESTATE GROUP LLC
46 WING ROAD
ACUSHNET MA 02743
51825/74 10/22/2019

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 192-1
Vol / Pg 51825/74
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,760			156,930
Total Acres: .247 Spot: Location:				

Assessment Information

		Appraised	Cost	Income	Prior
	Land	156,900	156,900	156,900	149,400
	Building	132,700	132,700	134,500	82,200
	Total	289,600	289,600	291,400	231,600
Manual Override Reason					
		Base Date of Value		1/1/2020	
Value Flag	COST APPROACH	Effective Date of Value		1/1/2020	
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
12/14/10	RH	Entry & Sign	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/18/13	B58545	26,900	BLDG Roof/Frnt Steps	100
12/28/11	55937	5,000	BLDG Flrs/Tiles/Carp	0
12/01/11	55846	2,300	BLDG Strip/Reroof	0
09/13/99	31389	0	BLDG 2 Flat Signs	100
02/18/99	30249	23,000	BLDG Build For Medic	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/22/19	299,000	Land + Bldg	Valid Sale	51825/74	Quit Claim	LIP REAL ESTATE GROUP LLC
08/31/16	145,000		To/From Exempt Org	47406/142	Quit Claim	BOSTON RE DEVELOPMENT LLC
01/10/11	117,000	Land + Bldg	To/From Government	39527/90		
03/03/10		Land + Bldg	To/From Exempt Org	38290/285		

Inspection Witnessed By _____

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Building Information		Building Other Features											
Year Built/Eff Year	1925 /	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
Building #	1	1											
Structure Type	Office Bldg L/R 1-4s	Sprinkler Sys Wet		9,282	1		1						
Identical Units	1												
Total Units													
Grade	C												
# Covered Parking													
# Uncovered Parking													
DBA	NO DBA -												
	APPEARS VACANT												

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	240	74	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Below	No	1	2	
2	01	01	100	5,643	341	Multi-Use Retail	13	Brick Or Stc	Wood Frame/Joist/B	Below	Norme	Hot Air	None	Below	No	1	2
3	02	02	100	5,643	341	Multi-Use Office	13	Brick Or Stc	Wood Frame/Joist/B	Below	Norme	Hot Air	None	Below	No	1	1

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	240	Support Area	20		7,150
2	5,643	Multi-Use Retail	20		74,960
3	5,643	Multi-Use Office	10		46,790

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1970	1	5,000	1	5,000		2	2	3,810

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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							
23	S	003 Converted & Multi Retail	0	5,643	12.00	50	33,858	12.5	240	0	23,701	30			7,110	7,110	16,591
24	S	003 Converted & Multi Office	0	5,643	12.00	50	33,858	12.5	240	0	23,701	30	120		8,532	8,532	15,169

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	11,526
								Replace, Cost New Less Depr	128,900
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	128,900
								Value per SF	11.18

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	31,760
		Capitalization Rate	0.109000
		Sub total	291,376
		Residual Land Value	
		Final Income Value	291,376
		Total Gross Rent Area	11,526
		Total Gross Building Area	11,526