

Situs : 29 INTERVALE ST	PARCEL ID: 165-024	Class: 111	Card: 1 of 1	Printed: November 13, 2020
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CURRENT OWNER	GENERAL INFORMATION
PITTORINO PAMELA A 131 WESTON ST WALTHAM MA 02453-1734 11351/00299	Living Units 6 Neighborhood 4634 Alternate ID 25 Vol / Pg 11351/00299 District Zoning R3 Class APARTMENT

Property Notes
NEW & USED APPLIANCES



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	U	6.00		120,000
Total Acres: .1664 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	120,000	120,000	120,000	106,800
Building	506,200	519,900	506,200	524,600
Total	626,200	639,900	626,200	631,400
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
06/22/01	PJS	Unimproved	Convert From Unvers

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
11/13/06	47650	133,000	BLDG	Strip & Reroof	0
06/17/99	30936	0	BLDG	Demo Comm Bldg	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11351/299						

Inspection Witnessed By \_\_\_\_\_

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Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	Residential 4 Family
Identical Units	1
Total Units	6
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	1,904	180	Support Area	8	Frame	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,940	230	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	03	100	1,940	230	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

[illegible]

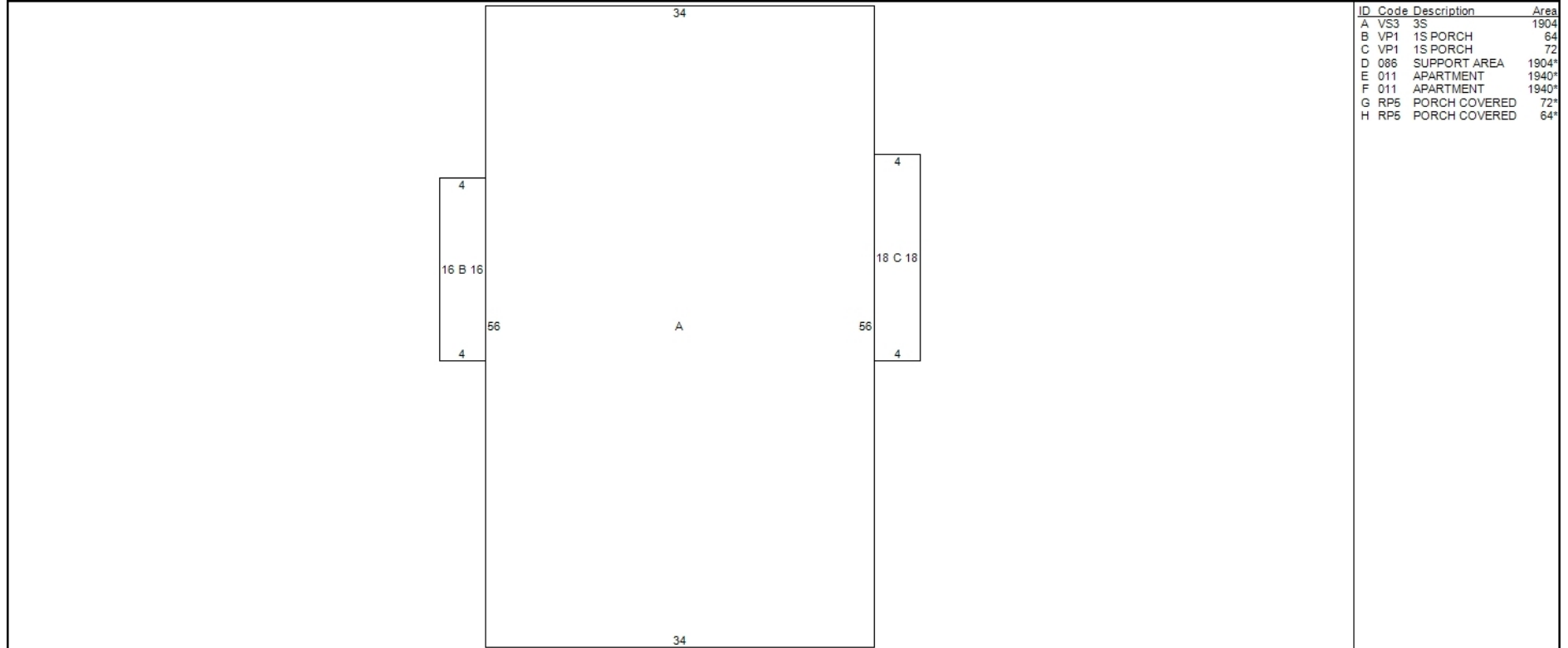
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Additional Property Photos



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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	6	5,820		110	85,140	5		0	80,883	40			32,353	32,353	48,530

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	10	6	12,900	77,400

**Building Cost Detail - Building 1 of 1**

Total Gross Building Area	7,724
Replace, Cost New Less Depr	415,900
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	125
Final Building Value	519,875
Value per SF	67.31

**Notes - Building 1 of 1**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	48,530
Capitalization Rate	0.077500
Sub total	626,194
Residual Land Value	
Final Income Value	626,194
Total Gross Rent Area	7,724
Total Gross Building Area	7,724