

Situs : 838 BELMONT ST	PARCEL ID: 019-014	Class: 391	Card: 1 of 1	Printed: December 5, 2022
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CURRENT OWNER	GENERAL INFORMATION
LINWOOD CORNER LLC C/O LEGACY PROPERTY MGMT 31 MERCANTILE WAY UNIT 3 MASHPEE MA 02649 39529/196 01/10/2011	Living Units Neighborhood 449 Alternate ID 74-1 Vol / Pg 39529/196 District Zoning C2 Class COMMERCIAL

Property Notes
VACANT. HS RAZED IN 2011.



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	10,000		192,900
Undeveloped	SF	71,457		75,030
Total Acres: 1.87 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	267,900	267,900	0	207,200
Building	0	0	0	0
Total	267,900	267,900	0	207,200
Manual Override Reason Base Date of Value Effective Date of Value				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
10/20/17	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/17/11	54857	0	BLDG Demo Home	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/10/11	482,490	Land + Bldg	Sale Included Property & Cash	39529/196		LINWOOD CORNER LLC
07/07/05	700,000	Land + Bldg	Change After Sale (Physical)	30873/085		
10/07/03		Land + Bldg	Transfer Of Convenience	26746/234		

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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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

Apartment Detail - Building 1 of 0							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 0	
Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 0	

Income Summary (Includes all Building on Parcel)	
Total Gross Rent Area	
Total Gross Building Area	