

Situs : 26 SCHOOL ST		PARCEL ID: 110-081		Class: 390		Card: 1 of 1		Printed: November 20, 2024	
CURRENT OWNER			GENERAL INFORMATION						
XXVI SCHOOL LLC 996 HYDE PARK AVE UNIT 303 HYDE PARK MA 02136 56429/230 02/10/2022			Living Units Neighborhood 457 Alternate ID 2-2 Vol / Pg 56429/230 District Zoning C3 Class COMMERCIAL						
Property Notes									
BLDNG REMOVED DEC2020									
Assessment Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	6,608			156,340				
Total Acres: .1517									
Spot:		Location:							
Land Information					Assessment Information				
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	6,608			156,340				
Total Acres: .1517									
Spot:		Location:							
Entrance Information					Permit Information				
Date	ID	Entry Code	Source		Date Issued	Number	Price	Purpose	% Complete
12/17/20	CP	Entry Gained	Other		10/27/20	110-081	406,474	OTHER Razing Building	100
07/22/19	CP	Field Review	Other		11/06/18	BPA-18-431	49,000	DEMOLITION	
09/08/17	CP	Field Review	Other		01/08/04	41116	20,000	BLDG New Roof	100
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
02/10/22	1,100,000	Land + Bldg	Sale Of Multiple Parcels	56429/230	Quit Claim	XXVI SCHOOL LLC			
09/28/17	407,000	Land + Bldg	Sale Of Multiple Parcels	48981/150	Quit Claim	26 SCHOOL BUILDING LLC			
08/08/03	350,000	Land + Bldg	Sale Of Portion/Other Comm	26117/268					

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

Total Gross Building Area		
Replace, Cost New Less Depr		
Percent Complete		100
Number of Identical Units		
Economic Condition Factor		50
Final Building Value		
Value per SF		0.00

Notes - Building 1 of 0								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		