126.0	0001	0006.0	1 of 1	Commercial
Map	Block	Lot	CARD	

TOTAL ASSESSED: 931,100
!9721!

ARLINGTON

PROPERTY LOCATION

No	Alt No	Direction/Street/City
882	-892	MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	882-892 MASSACHUSETTS AVENUE
Owner 2:	LLC
Owner 3:	
Street 1:	455 MASS AVE SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FFCP LLC -
Owner 2:	-
Street 1:	455 MASS AVE STE #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This Parcel contains 6,385 Sq. Ft. of land mainly classified as Store with a(n) Store Building Built about 1910, Having Primarily Brick Exterior and Tar & Gravel Roof Cover, with 5 Units, 0 Baths, 7 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	B2	NEIGH BUS	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
325	488,100	6,500	6385.000	436,500	931,100
Total Card	488,100	6,500	0.147	436,500	931,100
Total Parcel	488,100	6,500	0.147	436,500	931,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 204.68 | /Parcel: 204.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
80708			04/07/18

PREVIOUS ASSESSMENT

Parcel ID 126.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	NC	488,100	6500	6,385.	436,500	931,100	931,100	Year End Roll	10/18/2019
2019	325	FV	465,000	6800	6,385.	410,900	882,700	882,700	Year End Roll	1/3/2019
2018	325	FV	462,600	6800	6,385.	359,500	828,900	828,900	Year End Roll	12/20/2017
2017	325	FV	462,600	6800	6,385.	282,500	751,900	751,900	Year End Roll	1/3/2017
2016	325	FV	462,600	6800	6,385.	282,500	751,900	751,900	Year End	1/4/2016
2015	325	FV	416,300	7100	6,385.	256,800	680,200	680,200	Year End Roll	12/11/2014
2014	325	FV	416,300	7100	6,385.	256,800	680,200	680,200	Year End Roll	12/16/2013
2013	325	FV	416,300	7100	6,385.	256,800	680,200	680,200		12/13/2012

PRINT

Date	Time
12/23/19	03:31:11

LAST REV

Date	Time
10/09/19	16:14:25
apro	
9721	

USER DEFINED

Prior Id # 3:	80708
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FFCP LLC,	1523-101		3/6/2018	Convenience	100	No	No			
PASCIUTO FRANK/	1523-100		3/6/2018	Convenience	100	No	No			
PASCIUTO FAMIL	1376-26		10/21/2009	Family	10	No	No			
PASCIUTO FRANCE	1342-58		8/7/2007	Family	10	No	No			
	773-189		1/1/1901	Family	0	No	No			N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2018	500	Heat App	9,500	C				
7/15/2015	963	Manual	120		7/15/2015			Remove awning.
5/19/2015	503	Sign	2,000					
3/31/2015	268	Renovate	62,000					Remodel vacant spa
3/10/2015	224	Manual	3,000					Vent to roof for n
3/13/2013	332	Sign	1,250	C				
1/18/2013	78	Manual	15,000	C				
8/23/2012	892	Sign	350					
2/1/2012	118	Manual	10,000					interior renovatio
5/9/2008	459	Awnings	1,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2018	Meas/Inspect	HS	Hanne S
5/29/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
3/23/2009	Meas/Inspect	201	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
8/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		6385	14,381	Sq. Ft.	Site		0	42.5	1.609	CG									436,541						436,500	

Total AC/HA:	0.14658	Total SF/SM:	6385.00	Parcel LUC:	325	Store	Prime NB Desc	COMM GD	Total:	436,541	Spl Credi		Total:	436,500

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	5	Total:	5
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	7	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

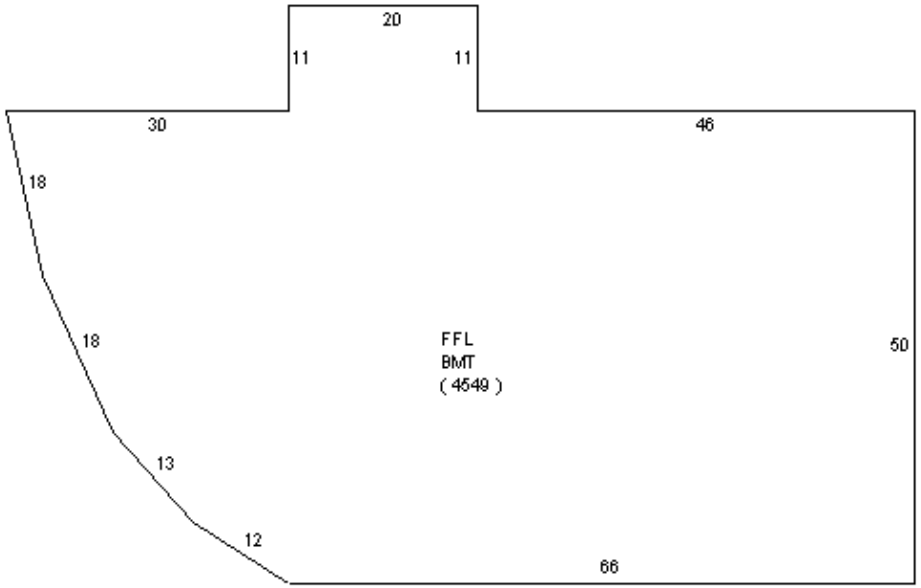
TORAYA RESTR.; FACTOR W/LOT 7. ARL, COMMUNITY MEDIA, NATURAL NAILS, THAI KITCHEN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB	7				

SKETCH



GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	1 - Drywall		
Sec Int Wall			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.01982856
Const Adj.:	0.97683877
Adj $ / SQ:	99.621
Other Features:	28500
Grade Factor:	1.21
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	747329
Depreciation:	261565
Depreciated Total:	485764

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate		Ind.Val	

Juris. Factor:	1.00	Val/Su Fin:	107.30
Special Features:	2300	Val/Su Net:	53.65
Final Total:	488100	Val/Su SzAd	107.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	4,549	29.890	135,953
FFL	First Floor	4,549	99.620	453,175

Net Sketched Area:	9,098			Total:	589,128
Size Ad	4549	Gross Are	9098	FinAre	4549

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RST	50	A	2
FFL	100	OFC	15	A	1

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFac	Juris. Value
85	Paving	D	Y	1	3000	A	AV	1980	3.17	T	31.2	325			6,500			6,500
81	Cooler	D	S	1	6X7	A	AV	1980	80.00	T	31.2	325			2,300			2,300

More:	N	Total Yard Items:	6,500	Total Special Featues:	2,300	Total:	8,800