

Situs : 63 LEGION PW

PARCEL ID: 091-073

Class: 325

Card: 1 of 1

Printed: October 21, 2021

CURRENT OWNER

STAMATOS FAMILY PROPERTIES LLC
619 CENTRE ST
JAMAICA PLAIN MA 02130
44008/246 01/15/2014

GENERAL INFORMATION

Living Units
Neighborhood 457
Alternate ID 7
Vol / Pg 44008/246
District
Zoning C3
Class COMMERCIAL



091-073 03/21/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 6,633			114,490

Total Acres: .1523
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	114,500	114,500	114,500	109,000
Building	248,000	261,400	248,000	237,300
Total	362,500	375,900	362,500	346,300

Manual Override Reason

Base Date of Value 1/1/2021

Effective Date of Value 1/1/2021

Value Flag INCOME APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/10/10	54145	3,000	BLDG Tenant Fit Up	0
09/02/08	50666	3,000	BLDG Wall, Pt Ceilin	0
07/28/05	44611	10,000	BLDG Remodel Storefr	0
04/08/03	B39199	4,000	BLDG Roof Winds, Sid	100
01/31/01	34076	0	BLDG 1 Flat Sign On	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/15/14	250,000	Land + Bldg	Family Sale	44008/246		
08/26/05	1	Land + Bldg	Transfer Of Convenience	31212/032		
02/14/03		Land + Bldg	Transfer Of Convenience	24214/346		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1927 /
 Building # 1
 Structure Type Retail Multi Occup
 Identical Units 1
 Total Units 4
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA PARKWOOD
 RESTAURANT/ HOI

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
1	B1	B1	100	4,680	420	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	4,680	420	Retail Store	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,680	Support Area		45	82,790
2	4,680	Retail Store		45	178,610

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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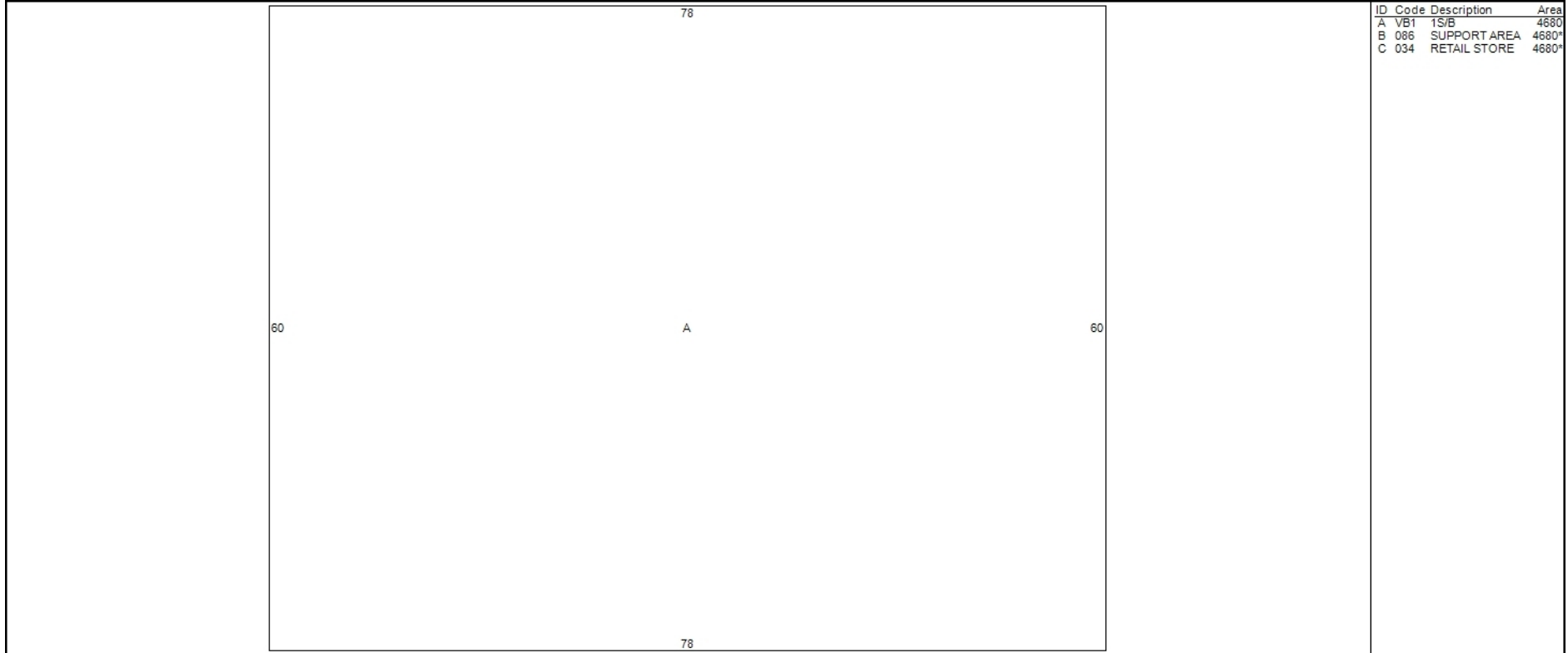
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ID Code	Description	Area
A VB1	TS/B	4680
B 086	SUPPORT AREA	4680*
C 034	RETAIL STORE	4680*

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			130				0							
03	S	001 General Retail Model	0	4,680	10.00	130	60,840	15		0	51,714	25			12,929	12,929	38,785

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	9,360
Replace, Cost New Less Depr	261,400
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	261,400
Value per SF	27.93

Notes - Building 1 of 1

TRAINING CTR + 2 VAC

Income Summary (Includes all Building on Parcel)

Total Net Income	38,785
Capitalization Rate	0.107000
Sub total	362,477
Residual Land Value	
Final Income Value	362,477
Total Gross Rent Area	9,360
Total Gross Building Area	9,360