

Property at 00035 WATERVILLE ROAD

Prop ID 4500035

Printed 07-Feb-2024 5:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LATA CORPORATION
Second name:
Address: 955 MASSACHUSETTS AVE #130
City/state: CAMBRIDGE MA Zip: 02139

Location Information

Map: 014 Clerk map:
Lot: 4500035 Neigh.: Zone: NB Vol: 342 Page: 178

Assessments

Assmt category	Qty	Amount
Commerc Land	.73	102,200
Commerc Building	1.00	262,820
Commerc Outbldg		

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Apr-1993
Sale price: 150,000
Sale valid:

Values

Mkt value :
Cost value: 521,457

Summary

Total assessments	365,020
Total exemptions	
Net assessment	365,020

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.4764
Mkt/sale :
Assmt/sale: 2.4335

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.730	200,000	146,000			146,000	102,200
Comm Primary		31,799						

.730 acres

Total land value

146,000

102,200

Commercial Valuation Summary

Main Area: 2,129 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	67.00	1,426	29.91	42,650
	82	M/U and Indust 0	28.00	596	88.89	52,980
1st Floor	53	Office Building	100.00	2,129	130.45	277,730

2nd Floor	11	Apartment	60.00	1,277	68.40	87,350
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3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
CP7 Canopy-Good	259	22.25	1		5,760
CP7 Canopy-Good	128	22.25	1		2,850

Sub-Total

469,320

Grade	C	Factor	1.0000	469,320
CDU		C&D Factor	1.00	469,320
Depreciation		20 %		375,456

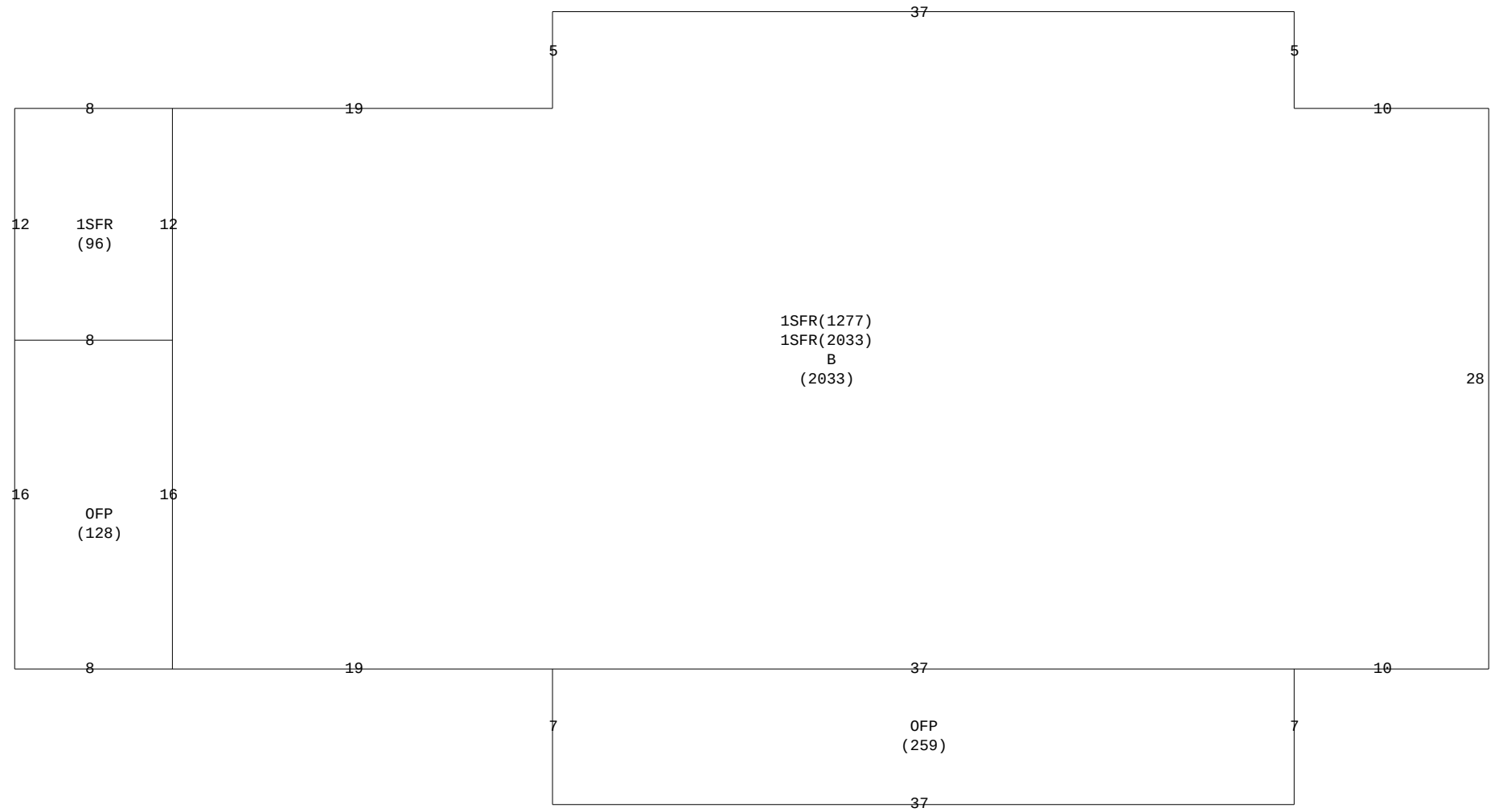
Computed cost value @ 70%

262,819

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	86 Support Area	67.00
Exterior Walls	03	BR/FR		82 M/U and Indust 0	28.00
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	11 Apartment	60.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C	Other Features	Size	Qty
Garage	99	None	CP7 Canopy-Good	259	1
Basement	01	Full	CP7 Canopy-Good	128	1
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1997 Eff Year Built:



per request removed c/o anna gabrielle 5/18/22
change of address per phone call 5/23/23