006.0	0002	0006.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	6,297,900 /	6,297,900
					USE VALUE:	6,297,900 /	6,297,900
					ASSESSED:	6,297,900 /	6,297,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
202	-218	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STOREY PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	220 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .547 Sq. Ft. of land mainly classified as Res. / Comm. with a Comm. Block Building built about 1915, having primarily Brick Exterior and 39408 Square Feet, with 25 Units, 18 Baths, 0 3/4 Bath, 3 HalfBaths, 62 Rooms, and 26 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	11905.000	2,375,850		773,100	3,148,950
112	11905.000	2,375,850		773,100	3,148,950
Total Card	0.547	4,751,700		1,546,200	6,297,900
Total Parcel	0.547	4,751,700		1,546,200	6,297,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 159.81 | /Parcel: 159.81

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 5274

GIS Ref

GIS Ref

Insp Date 02/17/25

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0002-0006.0

!559!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	013	FV	4,751,700	0	23,810.	1,546,200	6,297,900	6,297,900	Year End Roll	1/6/2026
2025	013	FV	4,643,000	0	23,810.	1,486,800	6,129,800	6,129,800	Year End Roll	1/2/2025
2024	013	FV	4,384,200	0	23,810.	1,427,300	5,811,500	5,811,500	Year End Roll	12/28/2023
2023	013	FV	4,202,900	0	23,810.	1,308,300	5,511,200	5,511,200	Year End Roll	12/28/2022
2022	013	FV	4,202,900	0	23,810.	1,308,300	5,511,200		Year end	12/23/2021
2021	013	FV	4,202,900	0	23,810.	1,286,000	5,488,900		Year End Roll	12/10/2020
2020	031	FV	4,202,800	0	23,810.	1,263,700	5,466,500	5,466,500	Year End Roll	12/18/2019
2019	031	FV	3,659,000	0	23,810.	1,189,400	4,848,400	4,848,400	Year End Roll	1/3/2019

PRINT

Date	Time
02/11/26	14:42:12

LAST REV

Date	Time
08/25/25	09:34:13
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 559

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRAIMAN BEATRIC	29423-370		11/25/1998	Family	10	No	No		F

USER DEFINED

Prior Id # 1:	5274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2024	B-24-202	Manual	42,000	C				
11/16/2023	B-23-147	Solar Pa	81,000	C				
10/23/2023	B-23-322	Siding	18,540	C				
9/10/2021	1379	Siding	8,500	C				
5/24/2016	673	Inter Fi	15,000					206 Mass ave - Kit
3/10/2016	264	Inter Fi	7,500					remodel for Restau
2/29/2016	204	Redo Bat	15,000		2/29/2016			Bathroom renovatio
2/18/2016	173	Manual	2,000		2/18/2016			Inspect building a
10/6/2015	1499	Renovate	32,000					
9/18/2015	1374	Manual	3,000		9/18/2015			Repairing of the d

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2025	I & E Return	JO	Jenny O
2/17/2025	Info At Door	450	PATRIOT
5/29/2024	I & E Return	JO	Jenny O
5/2/2023	I & E Return	JO	Jenny O
3/22/2023	I & E Mailed	MM	Mary M
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
2/17/2009	Meas/Inspect	197	PATRIOT

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		23810		Sq. Ft.	Site		0	52.	1.25	CG									1,546,226	112	50				1,546,200	

Total AC/HA:	0.54660	Total SF/SM:	23810	Parcel LUC:	013	Res. / Comm.	Prime NB Desc	COMM GD	Total:	1,546,226	Spl Credit		Total:	1,546,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	62 - Comm. Block		
Sty Ht:	3 - 3 Story		
(Liv) Units:	25	Total:	25
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:	112	Alt %:	50
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	35
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	18	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:	14	Rating:	Average

OTHER FEATURES

Kits:	18	Rating:	Average
A Kits:	2	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.82537556
Const Adj.:	1.00769961
Adj $ / SQ:	103.966
Other Features:	216030
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	7310329
Depreciation:	2558615
Depreciated Total:	4751714

COMMENTS

1111 SEATS/THEATRE; CAPITAL THEATRE, QUEBRADA BAKING CO; MAXIMA CENTER; CONTINENTAL HAIR SALON; DERBY FARMS FLOWERS, OTTO`S PIZZA, YES 1 (SELF CARE) 8-2 BEDROOMS $1400/M 10-1 BEDROOMS $1200/M. NEEDS INT INSP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	8

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	62	BRs:	26	Baths:	18	HB	3

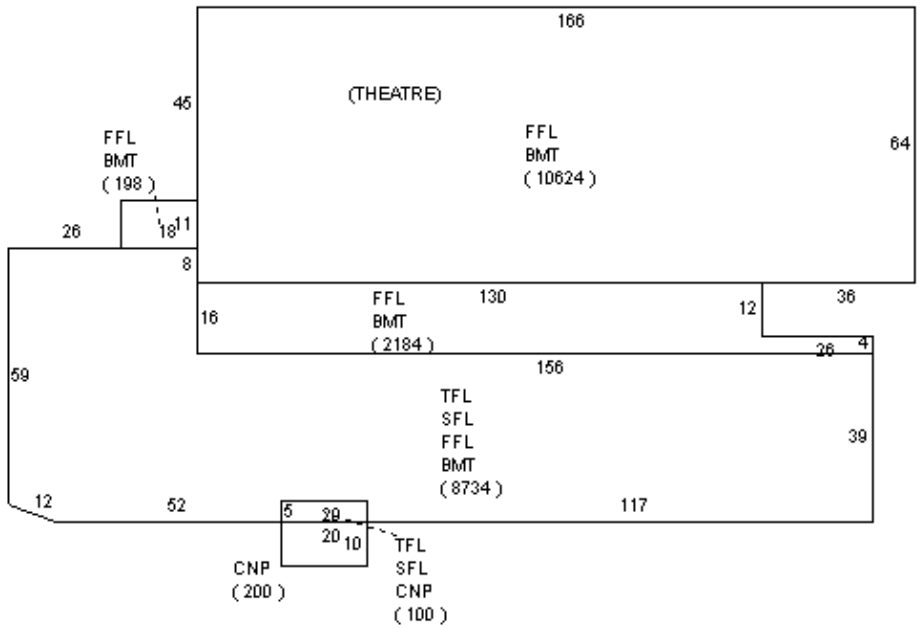
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
8	4	2	2
10	3	1	3
Totals			
18	62	26	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	151.79
Special Features:	0	Val/Su Net:	77.33
Final Total:	4751700	Val/Su SzAd	120.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	21,740	31.190	678,068
FFL	First Floor	21,740	103.970	2,260,228
SFL	Second Floor	8,834	103.970	918,439
TFL	Third Floor	8,834	103.970	918,439
CNP	Canopy	300	52.900	15,871

Net Sketched Area:	61,448	Total:	4,791,045
Size Ad	39408	Gross Area	61448	FinArea	39408
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RST	25	A	2
SFL	100	APT	100	A	9
TFL	100	APT	100	A	9

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	2	8X10	A	AV	1990	0.00	T	27.2	112						

More:	N	Total Yard Items:		Total Special Featues:		Total:	