

OWNER INFORMATION			SALES HISTORY						PICTURE										
141 MAIN STREET ALTON LLC 34 COPELAND ROAD LYNN, MA 01904			Date	Book	Page	Type	Price		Grantor										
			06/27/2023	3573	821	Q I	490,000		VILLAGE PLACE ALTON LLC										
			03/30/2007	2392	0990	Q I	330,000		SMITH, BRADLEY S., ET										
			03/28/2002	1738	962		75,000		CONSENTINO, EDWARD F										
			06/01/1987	1003	278				BARRETT NORMAN E										
			10/30/1981	814	321	Q I	35,000		BARNES JOHN S										
LISTING HISTORY			NOTES																
07/14/26	JBRR	PVNG	THE VILLAGE PLACE; 2017-RENOD & CONFIG OFC AREA, SOME MONITR HT, GAS/OIL HT;; 2-1/2 BATHS, RAMP=NV, UPDATD SDNG/RF COVR/WNDWS; 2026-DRVWY SHARED W/137, JMS DEMOLITION;																
04/05/17	TS13	PERMIT VISIT																	
02/15/12	SC53	FIELD REVIEW																	
07/23/08	TS00	MEASUR+LISTED																	
05/25/07	TS01	MEASURE+1VISIT																	
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR							
Feature Type		Units	Lngth	x	Width	Size	Adj	Rate	Cond	Market Value	Notes		ALTON ASSESSING OFFICE						
COMMERICAL PAVING		648	24	x	27		100	3.00	50	972	SHRD DRVWY								
COMMERICAL PAVING		209	11	x	19		100	3.00	50	314	SHRD DRVWY		PARCEL TOTAL TAXABLE VALUE						
1,300																			
												Year		Building		Features		Land	
												2024		\$ 382,000		\$ 0		\$ 31,200	
												Parcel Total: \$ 413,200							
												2025		\$ 382,000		\$ 0		\$ 31,200	
												Parcel Total: \$ 413,200							
												2026		\$ 438,600		\$ 1,300		\$ 78,000	
												Parcel Total: \$ 517,900							
LAND VALUATION												LAST REVALUATION: 2021							
Zone: RC-RES COM W/M WATER			Minimum Acreage: 0.34			Minimum Frontage: 75			Site: COMMERCIAL				Driveway:		Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes					
COM/IND	0.100 ac	26,000	H	120	250	100	100	100 -- LEVEL	100	78,000	0	N	78,000						
										78,000			78,000						
Building Color: TAN Account#: 25602 Other ID: 211 BMSI#: 000211																			

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	141 MAIN STREET ALTON LLC	DistrictPercentage	Model: 2.00 STORY FRAME STORE/APT Roof: GABLE OR HIP/ASPH/F GLS/CMP Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/PINE/SOFT WD Heat: OIL/FA NO DUCTS
	34 COPELAND ROAD		Bedrooms: 1Baths: 1.5Fixtures: 5 Extra Kitchens:Fireplaces: A/C: NoGenerators:
	LYNN, MA 01904		Quality: A1 AVG+10 Com. Wall: WOOD, 12 FT.1.0000 Size Adj: 0.8642Base Rate: CSA 175.00 Bldg. Rate: 0.8576 Sq. Foot Cost: \$ 150.07
PERMITS			
Date	Permit ID	Permit Type	Notes
12/09/16	9373	REMODEL	2017 REMODEL REMOD O

					BUILDING SUB AREA DETAILS				
					ID	Description	Area	Adj.	Effect.
					FUS	UPPER STORY	1704	1.00	1704
					BAS	FIRST FLOOR	1704	1.00	1704
					UBM	BASEMENT,	1200	0.20	240
					CRL	CRAWLSPACE	504	0.00	0
					STP	STOOP	50	0.10	5
					5,162			3,653	
					2021 BASE YEAR BUILDING VALUATION				
					Market Cost New:			\$ 548,206	
					Year Built:			1850	
					Condition For Age:			VERY GOOD 20 %	
					Physical:				
					Functional:				
					Economic:				
					Temporary:				
					Total Depreciation:			20 %	
					Building Value:			\$ 438,600	

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