
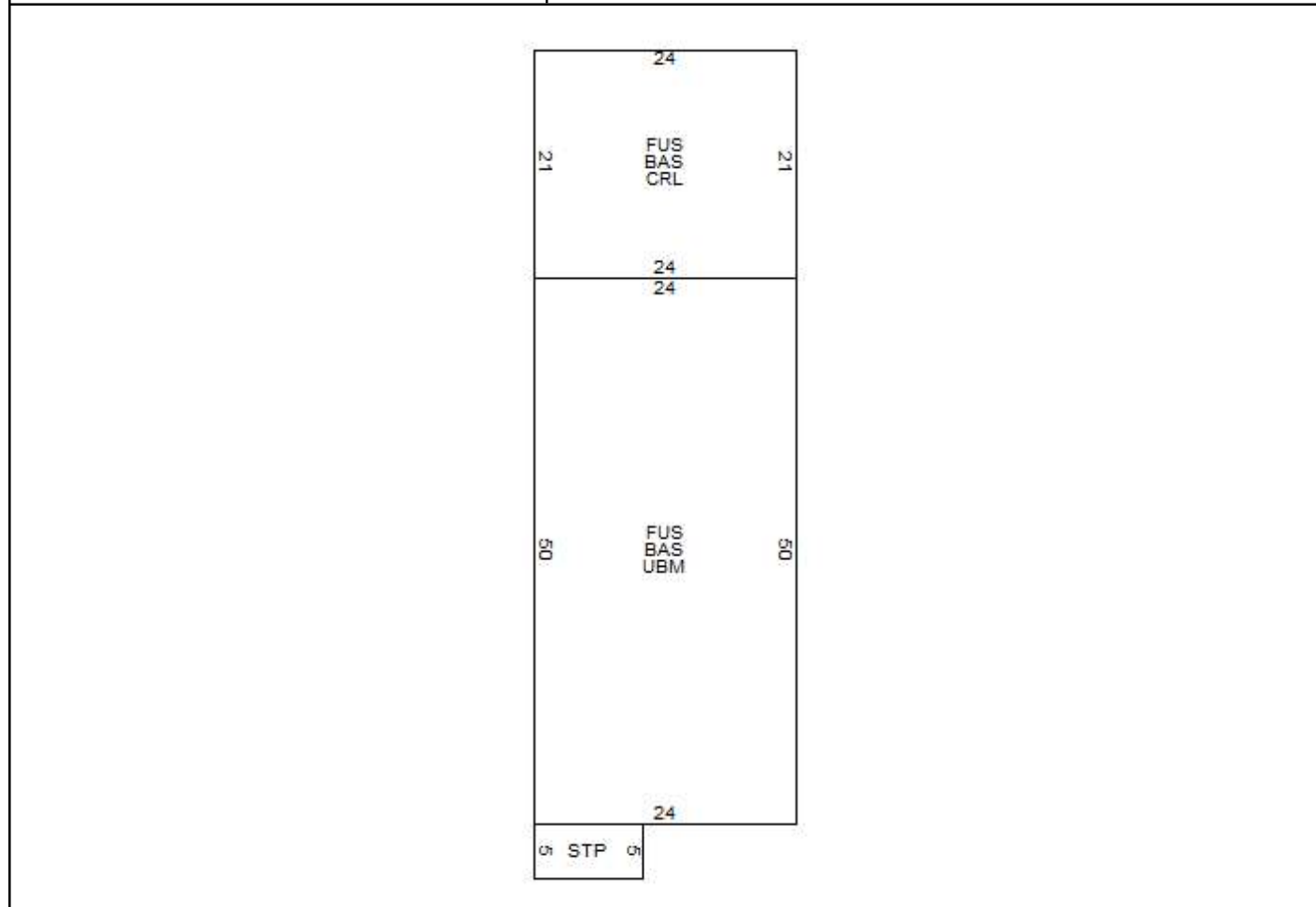


OWNER INFORMATION	SALES HISTORY	PICTURE																																				
141 MAIN STREET ALTON LLC 34 COPELAND ROAD LYNN, MA 01904	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>06/27/2023</td> <td>3573</td> <td>821</td> <td>Q I</td> <td>490,000</td> <td>VILLAGE PLACE ALTON LLC</td> </tr> <tr> <td>03/30/2007</td> <td>2392</td> <td>0990</td> <td>Q I</td> <td>330,000</td> <td>SMITH, BRADLEY S., ET</td> </tr> <tr> <td>03/28/2002</td> <td>1738</td> <td>962</td> <td></td> <td>75,000</td> <td>CONSENTINO, EDWARD F</td> </tr> <tr> <td>06/01/1987</td> <td>1003</td> <td>278</td> <td></td> <td></td> <td>BARRETT NORMAN E</td> </tr> <tr> <td>10/30/1981</td> <td>814</td> <td>321</td> <td>Q I</td> <td>35,000</td> <td>BARNES JOHN S</td> </tr> </tbody> </table>	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	
	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																																					
04/05/17 TS13 PERMIT VISIT 02/15/12 SC53 FIELD REVIEW 07/23/08 TS00 MEASUR+LISTED 05/25/07 TS01 MEASURE+1VISIT	REMOD & CONFIG OFC AREA 2017 SOME MONITOR HEAT GAS/OIL HEAT 2-1/2 BATHS HANDI-CAP ACCESS UPDATED SIDING/ROOF COVER/WINDOWS																																					

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR																											
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	<i>ALTON ASSESSING OFFICE</i>																										
							<table border="1"> <thead> <tr> <th colspan="4">PARCEL TOTAL TAXABLE VALUE</th> </tr> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$ 382,000</td> <td>\$ 0</td> <td>\$ 31,200</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 413,200</td> </tr> <tr> <td>2023</td> <td>\$ 382,000</td> <td>\$ 0</td> <td>\$ 31,200</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 413,200</td> </tr> </tbody> </table>					PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2021	\$ 382,000	\$ 0	\$ 31,200	Parcel Total: \$ 413,200				2023	\$ 382,000	\$ 0	\$ 31,200	Parcel Total: \$ 413,200		
PARCEL TOTAL TAXABLE VALUE																																		
Year	Building	Features	Land																															
2021	\$ 382,000	\$ 0	\$ 31,200																															
Parcel Total: \$ 413,200																																		
2023	\$ 382,000	\$ 0	\$ 31,200																															
Parcel Total: \$ 413,200																																		

LAND VALUATION										LAST REVALUATION: 2021										
Zone: RC-RES COM W/M WATER					Minimum Acreage: 0.34					Minimum Frontage: 75					Site:		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	E	100	100	100	100	100 -- LEVEL	120	31,200	0	N	31,200							
		0.100 ac											31,200	31,200						

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS								
	<p>141 MAIN STREET ALTON LLC 34 COPELAND ROAD LYNN, MA 01904</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>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</p> <p>Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:</p> <p>Quality: A1 AVG+10</p> <p>Com. Wall: WOOD, 12 FT. 1.0000 Size Adj: 0.8642 Base Rate: CSA 175.00 Bldg. Rate: 0.7469 Sq. Foot Cost: \$ 130.71</p>					
District	Percentage											
PERMITS												
<table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>12/09/16</td> <td>9373</td> <td>REMODEL</td> <td>2017 REMODEL REMOD O</td> </tr> </tbody> </table>	Date	Permit ID	Permit Type	Notes	12/09/16	9373	REMODEL	2017 REMODEL REMOD O				
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:		\$ 477,484		
Year Built:		1850		
Condition For Age:	VERY GOOD	20 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		20 %		
Building Value:		\$ 382,000		