

Account: 418 Card: 1 of 2

Neighborhood 84 Parsons St Coml

Zoning/Use Urban Res. 2 & Business
 Topography Level
 Utilities All Public
 Street Paved
 Flood Map 7
 Classification Commercial
 Reference 1 B6171 P171 05/21/21
 Reference 2
 Tran/Land/Bldg 0 5 5
 STREET CODE..... 155 Y Coordinate 0
 Exemption(s) Land Schedule 21

Sale Data
 Sale Date 05/21/2021
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Fract)	60,380.00	28,957	100%		28,957
1.00	# -Lot Improvement	9,000.00	9,000	100%		9,000
Total Acres 0.23			Land Total			37,957

Commercial Description

Occupancy Type	Stor.Warehouse..					
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 9'					
Heating/Cooling	Space Heaters					
Built	1940					
Remodeled	1966					
Base Cost/Sqft		13.62				
Heat-Cool/Sqft	+	1.95				
Total		15.57				
Size Factor	X	0.988				
Adjusted Cost/Sqft		15.38				
Total Square Feet	X	3,200				
Replacement Cost		49,216				
Condition	Below Average					
% Good Physical	X	.40				
Functional	X	1.00				
Subtotal		19,686				
Economic Factor	X 1.00		Total Value			19,686

Acpt Land 38,000 **Accepted Bldg** 19,700 **Total** 57,700

Account: 418 Card: 1 of 2

Map/Lot:
Location:



Valuation Report

Map/Lot:

035-155-017

Location:

17 PARSONS ST

Account: 418 Card: 2 of 2

Neighborhood 88 Intown Coml.

Zoning/Use Urban Res. 2
 Topography Level
 Utilities All Public
 Street Paved

Classification Old Multi-Family
 Reference 1 B3869P189 09/03 -35155017
 Reference 2

Tran/Land/Bldg 0 0 5

STREET CODE..... 155 Y Coordinate 0
 Exemption(s) Land Schedule 26

Sale Data

Sale Date 05/21/2021
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Commercial Description

Occupancy Type Multi-Residence.
 Class & Quality Frame.....Fair
 # Dwelling Units 3
 Exterior Wood Siding
 Stories & Height 1 STORY @ 8'
 Heating/Cooling Forced Warm Air
 Built 1940
 Remodeled 0

Base Cost/Sqft 30.78

Heat-Cool/Sqft + 3.26

Total 34.04

Size Factor X 0.936

Adjusted Cost/Sqft 31.86

Total Square Feet X 2,000

Replacement Cost 63,720

Condition Below Average

% Good Physical X .40

Functional X 1.00

Subtotal 25,488

Economic Factor X 0.90 Total Value 22,939

Acpt Land

0 **Accepted Bldg**

22,900 **Total**

22,900

Valuation Report

Account: 418

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	38,000	19,700	57,700	38,000	19,700	57,700
2	0	22,900	22,900	0	22,900	22,900
TOTAL	38,000	42,600	80,600	38,000	42,600	80,600