

R060 025 0004  
 Block Lot Unit  
**PROPERTY LOCATION**  
 22 FELTON ST  
 WALTHAM, MA

R060 025 0004  
 Parcel ID  
**IN PROCESS APPRAISAL SUMMARY**  
 Building Location: 22 FELTON ST  
 Use Code 401  
 Building Val 111,100  
 Parcel Total 111,100  
 Source 0 - Mkt Adj Cost

City of Waltham  
 Card: 1 of 1 Total Card  
 APPR 408,100 / 408,100  
 USE + IMP 408,100 / 408,100  
 USE LAND 0 / 0  
 ASSESSED 408,100 / 408,100

**OWNERSHIP**  
 22 FELTON STR, LLC.  
 721 MAIN ST.  
 WALTHAM, MA 02451-0609

**LEGAL DESCRIPTION**  
 Total Land  
 Lot Size  
 Land Unit Type  
 Date

**PREVIOUS ASSESSMENTS**  
 Tx Yr Cat Use Bid Value Yard Items Land Size Land Val Total Appr Assessed/Notes Date  
 2024 FV 401 111,100 800 11,531 296,200 408,100 408,100/2024/DS 12/04/23 11:25 12/04/2023  
 2023 FV 401 103,100 800 11,531 268,500 372,400 372,400 Year End Roll 12/19/2022  
 2022 FV 401 93,100 800 11,531 243,600 337,500 337,500 Year End Roll 03/03/2022  
 2021 FV 401 93,100 800 11,531 232,500 326,400 326,400 Year End Roll 01/07/2021  
 2020 FV 401 83,000 700 11,531 221,400 305,100 305,100 Year End Roll 01/08/2020  
 2019 FV 401 83,000 700 11,531 204,800 288,500 288,500 Year End Roll 01/04/2019  
 2018 FV 401 83,000 700 11,531 188,200 271,900 271,900 Year End Roll 12/05/2017  
 2017 FV 401 83,000 700 11,531 188,200 271,900 271,900 Year End Roll 12/06/2016  
 2016 FV 401 149,900 700 11,531 172,700 323,300 323,300 Year End Roll 12/16/2015  
 2015 FV 401 148,500 800 11,531 155,000 304,300 304,300 Year End Roll 12/22/2014

**PREVIOUS OWNER**  
 91 FELTON ST, LLC.  
 721 MAIN ST.  
 WALTHAM, MA 02451-0609

**PROPERTY ID: 38523**  
 User Account 38523  
 GIS Coord 1  
 GIS Coord 2  
 Insp Date  
 Print Date / Time 12/5/2023 12:21 pm  
 Last Date / Time 8/11/23 6:17 pm  
 User Defined  
 PriorID1a  
 PriorID2a  
 PriorID3a  
 PriorID1b  
 PriorID2b  
 PriorID3b  
 PriorID1c  
 PriorID2c  
 PriorID3c  
 Assessor Map

**NARRATIVE DESCRIPTION**  
 This parcel contains 11531.00000 SF of land mainly classified as IND WHS with a WAREHOUSE building built about 1870, having primarily BRICK Exterior and 16,469.50 Square Feet, with 1 Commercial Unit, 1 Half Bath.

**OTHER ASSESSMENTS**  
 Code Desc Amt Comm Int Amt

**SALES INFORMATION**  
 Grantor Legal Ref Type Date Sale Price TSF Verif. NAL Notes  
 91 FELTON ST, LLC. 64242-58 1 No A  
 LUPU, ROBERT N. 62089-438 1 No A  
 22 FELTON STREET REALTY TRU:5397-2-137-138 12/10/2009 100 No A  
 GARZONE/LYONS TRUST 35889-528-529 07/15/2002 690,000 No  
 14519-156 01/01/1982 0 No N  
 14496464 12/01/1981 150,000 No

**PROPERTY FACTORS**  
 Item Code Item Code %  
 UH11 Dis 1 Waltham 100.00  
 UH12 Dis 2  
 UH13 Dis 3  
 Census Zone 1  
 F. Haz Zone 2  
 Topo Zone 3  
 Street HX  
 Traffic  
 Exempt

**BUILDING PERMITS**  
 Date Number Desc Amount Closed Status Fed. ID Notes Last Visit Date Result By  
 04/01/1990 A547 8,500

**LAND SECTION (401)**  
 LUC Desc Alt % Ft # Units Depth U Type L Type Ft Base V. Unit Prc Adj Prc NBC CF Ft Mod Int 1 % Int 2 % Int 3 % Appr Alt 2 LUC % Spec L.V. Durns L Ft Assessed/Notes  
 401 IND WHS 1 11,531 26.75 25.69 1 1 296,200 0 0 1 296,200

**ACTIVITIES**  
 Date Result By

**Patriot**  
 PROPERTIES INC  
 User Account 38523  
 GIS Coord 1  
 GIS Coord 2  
 Insp Date  
 Print Date / Time 12/5/2023 12:21 pm  
 Last Date / Time 8/11/23 6:17 pm  
 User Defined  
 PriorID1a  
 PriorID2a  
 PriorID3a  
 PriorID1b  
 PriorID2b  
 PriorID3b  
 PriorID1c  
 PriorID2c  
 PriorID3c  
 Assessor Map

Parcel ID R060 025 0004

Exterior Information

Table with exterior details: Type (43 - WAREHOUSE), Sty Height (2), (Lvl) Units (0), Found (03 - BRKSTN), Frame (03 - CONCRETE), P. Wall (07 - BRICK), Sec Wall (08 - BRICK VENTR10), Roof Str (01 - GABLE), Roof Cvr (01 - ASPHALT), Color (BEIGE), View, Shape, Bid Name, General Information (E - VERY POOR), Year Bit (1870), Eff Yr.

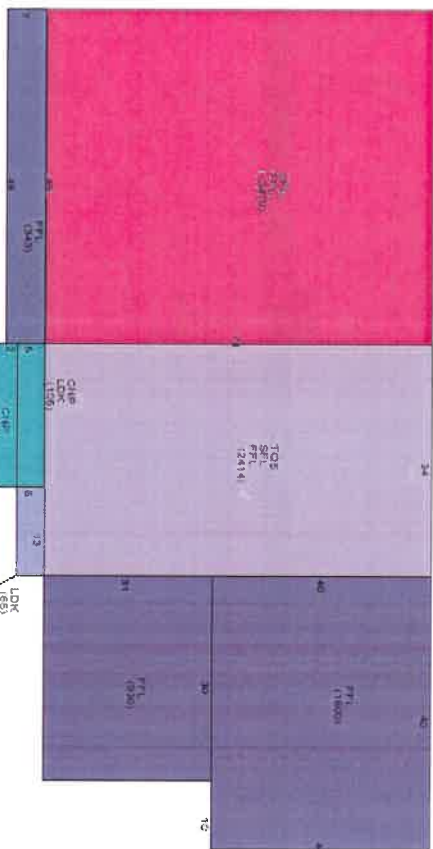
Condo Information

Table with condo details: Location, Tot Units, Floor, % Own, Name.

Comments

LOT # 22 FELTON STREET : VACANT NO HEAT DELAPATED.

Sketch



Bath Features

Table with bath features: Full Bath (0 Ring), Add Full (0 Ring), 3/4 Bath (0 Ring), Add 3/4 (0 Ring), 1/2 Bath (1 Ring), Add 1/2 (0 Ring), Other Fix (0 Ring).

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms.

Remodeling

Table with remodeling details: Exterior, Interior, Add., Kitchen, Bath, Plumb, Electric, Heating, General.

Other Features

Table with other features: Kitchens (0 Ring), Add Kit (0 Ring), Fireplaces (0 Ring), WS Filtes (0 Ring).

Calc Ladder

Table with calc ladder: Base Rate (\$4,00), Size Adj (0.94108), Con Adj (0.95746), Adj Prc (\$48,66), Grade Ft. (0.65000), Other Feat (\$650), NBH Mod (1,000), NBC Int (1,000), LUC Ft. (1,000), Adj Tot (from) (\$34,269), Depr % (79.2%), Underpr \$/SF (31,62900).

Interior Information

Table with interior information: Avg Ht./Ft. (05 - MINIMUM), P. Int Wall, Sec Int Wall (T - TYPICAL), P. Floor (02 - SOFTWOOD), Sec Floor, Bmt Floors, Sub Floors, Bmt Garage (0).

Depreciation

Table with depreciation: Phys Con (VP - Very Poor) 58.4, Functional (M - MISIMP) 50, Economic, Special, Override, Total (79.2%).

Comparable Sales

Table with comparable sales: Ring, Parcel ID, Type, Sale Date, Price.

Sub Areas

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj. A., Rate AV, Underpr. Val, S. Area.

Alt Areas

Table with alt areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Special Features / Yard Items

Table with special features: Code, Desc, A, YIS, Qty, Size, Qual, Con, Year, Unit Prc, DIS, Depr %, LUC, Ft, NBC, Ft, Juris, Ft, Appr Val, Assessed.

Image



Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

Property: 38523 | Bld 3774 | Seq: 1 | Year: 2024 | Data As Of Date: 12/06/2023 | User: amyc | DB: Assess50Waltran