



MEDFORD, MA

VISION
GOVERNMENT SOLUTIONS

00061 LOCUST ST

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Location 00061 LOCUST ST

Assessment \$9,073,400

Mblu 7-01/ 11/ / /

PID 117

Acct# 117

Building Count 2

Owner EQUITY ONE (BOSTON
PORTFOLIO) INC

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$4,107,000	\$4,966,400	\$9,073,400

Owner of Record

Owner	EQUITY ONE (BOSTON PORTFOLIO) INC	Sale Price	\$19,900,000
Co-Owner	EQUITY ONE REALTY & MANAGEMENT SE, INC	Book & Page	1291/ 120
Address	1550 N.E. MIAMI GARDENS DRIVE SUITE 200 NORTH MIAMI BEACH , FL 33179	Sale Date	10/08/2004

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CH/COLUMN PROJECT COMPANY LLC	\$11,225,778	1185/ 21	03/18/1998
BOSTON CITY PROPERTIES III INC	\$1	1151/0005	01/19/1996
STAR MARKETS CO INC	\$6,500,000	01132/0046	09/09/1994
AMERICAN STORES PROPERTIES INC	\$6,217,691	01121/0036	12/29/1993

Building Information

Building 1 : Section 1

Year Built: 1994

Living Area: 60468
Replacement Cost: \$5,034,520
Building Percent Good: 64
Replacement Cost Less Depreciation: \$3,222,100

Building Attributes	
Field	Description
STYLE	Supermarket
MODEL	Commercial
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Use:	Supermarket
Total Rooms	
Total Bedrms	00
Total Baths	4
1st Floor Use:	3240
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	24
% Comn Wall	0

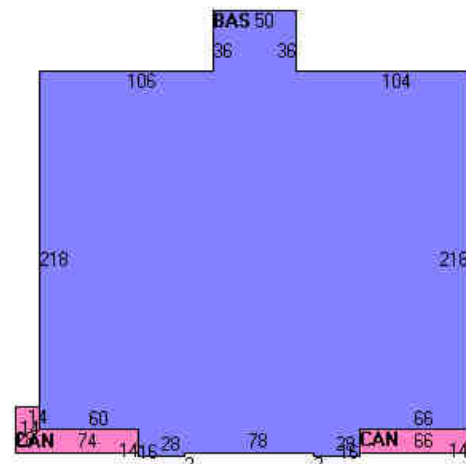
Building 2 : Section 1

Year Built: 2007
Living Area: 4623

Building Photo



Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	60468	60468
CAN	Canopy	2156	0
		62624	60468

Building Photo

Replacement Cost: \$460,165

Building Percent 95

Good:

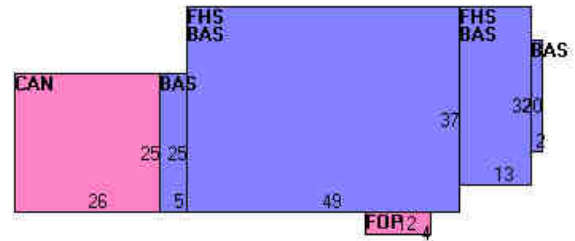
Replacement Cost

Less Depreciation: \$437,200

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Branch Bank
MODEL	Commercial
Stories:	1.5
Occupancy	1
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Use:	Supermarket
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10
% Comn Wall	0



Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2394	2394
FHS	Half Story, Finished	2229	2229
CAN	Canopy	650	0
FOP	Porch, Open, Finished	48	0
		5321	4623

Extra Features

Extra Features			Legend

Code	Description	Size	Value	Bldg #
DUW1	DRIVE-UP WINDW	1 UNITS	\$12,200	2
MEZ2	FINISHED	1545 S.F.	\$25,700	1
DUW2	WIDE BAY	1 UNITS	\$15,700	2
MEZ1	MEZZANINE -UNF	2424 S.F.	\$24,800	1
LDL1	LOAD LEVELERS	4 UNITS	\$18,200	1
SPR1	SPRINKLERS-WET	65688 S.F.	\$63,100	1
ATM1	AUTOMATC TELLR	2 UNITS	\$47,200	1
ELEV	ELEVATOR	2 STOPS	\$32,000	1

Land

Land Use

Use Code 3240
Description Supermarket
Neighborhood 0810
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 6.8
Frontage 0
Depth 0
Assessed Value \$4,966,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			175000 S.F.	\$175,000	1
FN2	FENCE-5' CHAIN			700 L.F.	\$4,600	1
LT5	MERC VAP/FLU			5 UNITS	\$6,000	1
LT8	W/FOUR LIGHTS			8 UNITS	\$22,400	1
SGN1	SIGN-1 SD W/M			60 S.F.&HGT	\$800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$4,107,000	\$4,966,400	\$9,073,400