

Public Hearing

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Title 17 of the Revised Ordinances of the City of Revere (RRO) that the City of Revere Zoning Board of Appeals (ZBA) will conduct a public hearing on Wednesday evening, March 27, 2024 at 5:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of MJM Real Estate Holdings, LLC, 193 Crescent Avenue, Revere, MA 02151 requesting the following variances from the ZBA to enable the appellant to construct three duplex dwellings on Lots 115, 116, and 117 Campbell Avenue, Revere, MA 02151:

1. RRO Section 17.16.040 footnote "^^" with respect to minimum area requirement of 6,000 s.f. and frontage requirement of 60 feet for duplex dwellings within the RB District;
2. RRO Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RB District;
3. RRO Section 17.24.010 with respect to minimum side yard setback requirement of 10 feet (each side) within the RB District;
4. RRO Section 17.24.010 with respect to maximum building coverage requirement of 30% within the RB District;
5. RRO Section 17.24.010 with respect to maximum requirement of 2 1/2 stories within the RB District;
6. RRO Section 17.24.070 (A) (4) with respect to minimum requirement of 40% landscaping within the front yard within the RB District.

A copy of the aforementioned proposed plan and application (A-24-03) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM-5:00PM. Proponent/opponent testimony will be accepted in writing on or before January 16, 2024. Testimony can be submitted via email to amelnik@revere.org.

Ashley E. Melnik, Clerk
City of Revere
Zoning Board of Appeals

Revere Journal
Check attached #2052
03/13/2024
03/20/2024

**City of Revere, Massachusetts
Zoning Board of Appeals
Application For Special Permit or
Variance or Appeal from
the Decision of the Building Inspector**

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere Zoning Board of Appeals for the following:

- A. Application for Variance Title 17, Chapter 17.52, Section 17.52.020, M.G.L. Chapter 40A, Section 10. (answer questions 1 thru 15 only)
- B. Application for Appeal from the Decision of the Inspector of Buildings, Title 17, Chapter 17.52, Section 17.52.020 M.G.L. Chapter 40A, Section 7 (Procedures Section 15, Chapter 40A)

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the permission requested. That the permission requested will not tend to impair the status of the neighborhood; that the permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere, and that the proposed alteration of the structure will not be substantially more detrimental to the neighborhood than the existing structure.

- C. Application for Special Permit for Alteration and Extension of Nonconforming Structure (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.040. (answer questions 1 thru 9b and 16 and 17 only)

1. Applicant submitting this application is:

Name: MJM Real Estate Holdings, LLC

Address: 193 Crescent Avenue, Revere, MA 02151

Tel. #: (617) 799-5060

Email: jammercur7@aol.com

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

RECEIVED
OFFICE OF THE CLERK
CITY OF REVERE
2024 JUN 13 AM 09:19

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Richard A. Salvo, P.E Engineering Alliance, Inc.

Title: Principal

Address: 194 Central Street, Saugus, MA 01906

Tel. #: (781) 231-1349

Email: rsalvo@eaicivil.com

4. The land for which this application is submitted is owned by:

Name: MJM Real Estate Holdings, LLC

Address: 193 Crescent Avenue, Revere, MA 02151

Tel. #: (617) 799-5060

5. The land described in this application is recorded in Suffolk County Registry of Deeds,

Book 69532, Page 244. Certificate # (if registered) _____,

Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

Proposed Site Plan Campbell Avenue (Tax Map 4 Block 106 107 Lots 69-71) Revere, Massachusetts
Dated February 22, 2024

Lot # 69,70,71 Sq. Ft. 5,291 5,291 5,291

Map Block and Parcel ID: Tax Map 4 Block 106-107 Lots 69, 70, 71

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes

no

do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The subject property includes three vacant lots of land each containing 5,291 +/- s.f. of land. The parcels contain an odd shape with an 860' radius along the front line and a 960' radius along the rear lot line. Each site contains extreme topography which drops from elevation 42-45 along the front property line to 20-23 along the rear yard setback (approximately 22' over a distance of 50'). All three properties front on Campbell Avenue and are serviced by municipal water and sewer as well as sufficient electric, telephone and cable.

11. What is the nature of the appeal or variance requested in this application?

Section 17.16.040 footnote "^^" requires 6,000 sf. of land area and 60' of frontage for a duplex in the RB district.

Section 17.24.010 which requires 20' front yard setback

Section 17.24.010 which requires 10' side yard setback (each side)

Section 17.24.010 which requires 30% lot coverage

Section 17.24.010 which requires a maximum of 2.5 stories

Section 17.24.070 (A)(4) which requires 40% of the front yard to be landscaped (Lot 115 only)

12. Describe the soil conditions, shape or topography especially affecting the land or structures in question, but not affecting generally the zoning district in which the land or structures) are located which the appellant to seek this variance:

Each lot has a unique shape with an 860-ft radius in the front and a 960-ft radius in the rear with radial side lines. The topography is extreme with each lot containing a 22'+/- grade change over 50-ft. The lots contain fill which must be dealt with during construction.

13. Describe how the enforcement of the provisions of the Zoning Ordinances would involve substantial hardship, financial or otherwise, to the undersigned:

A literal enforcement of the zoning would result in a significant financial hardship to the applicant. The lot shape, topography and soil conditions (fill) require a significant construction cost to overcome the existing conditions. The use is allowed as a matter of right, however relief is required to certain dimensional requirements in order to make the project financially viable.

14. Describe how desirable relief may be granted without substantial detriment to the public good:

The relief may be granted without substantial detriment to the public good as the project will be consistent with the dimensional layout of the majority of the dwellings in the neighborhood. The project meets the height requirement (although exceeds the amount of stories), meets the parking requirements and will provide storm water management measures to control the rate and volume of stormwater runoff generated by the project so as to result in a net improvement.

15. Describe how the variance desired may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinances:

The variances may be granted without nullifying or substantially derogating from the intent or purpose of the zoning ordinances because two family residential structures are allowed as a matter of right in the RB zoning district. The dimensional relief requested is not unlike the majority of the dwellings in the neighborhood.

16. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The subject property includes three vacant lots of land each containing 5,291 +/- s.f. of land. The parcels contain an odd shape with an 860' radius along the front line and a 960' radius along the rear lot line. Each site contains extreme topography which drops from elevation 42-45 along the front property line to 20-23 along the rear yard setback (approximately 22' over a distance of 50'). All three properties front on Campbell Avenue and are serviced by municipal water and sewer as well as sufficient electric, telephone and cable.

17. What is the nature of the exception of special permit requested in this application?

No special permits are being requested as part of this application.

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

James L. Muma
Signature of Applicant

MARCH 6 2004
Date

Signature of Owner

Date

Signature of Designated Representative

Date

Received from above applicant, the sum of \$ _____ to apply against administrative and mailing costs.

CERTIFICATION

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

Signature of Individual or
Corporate Name

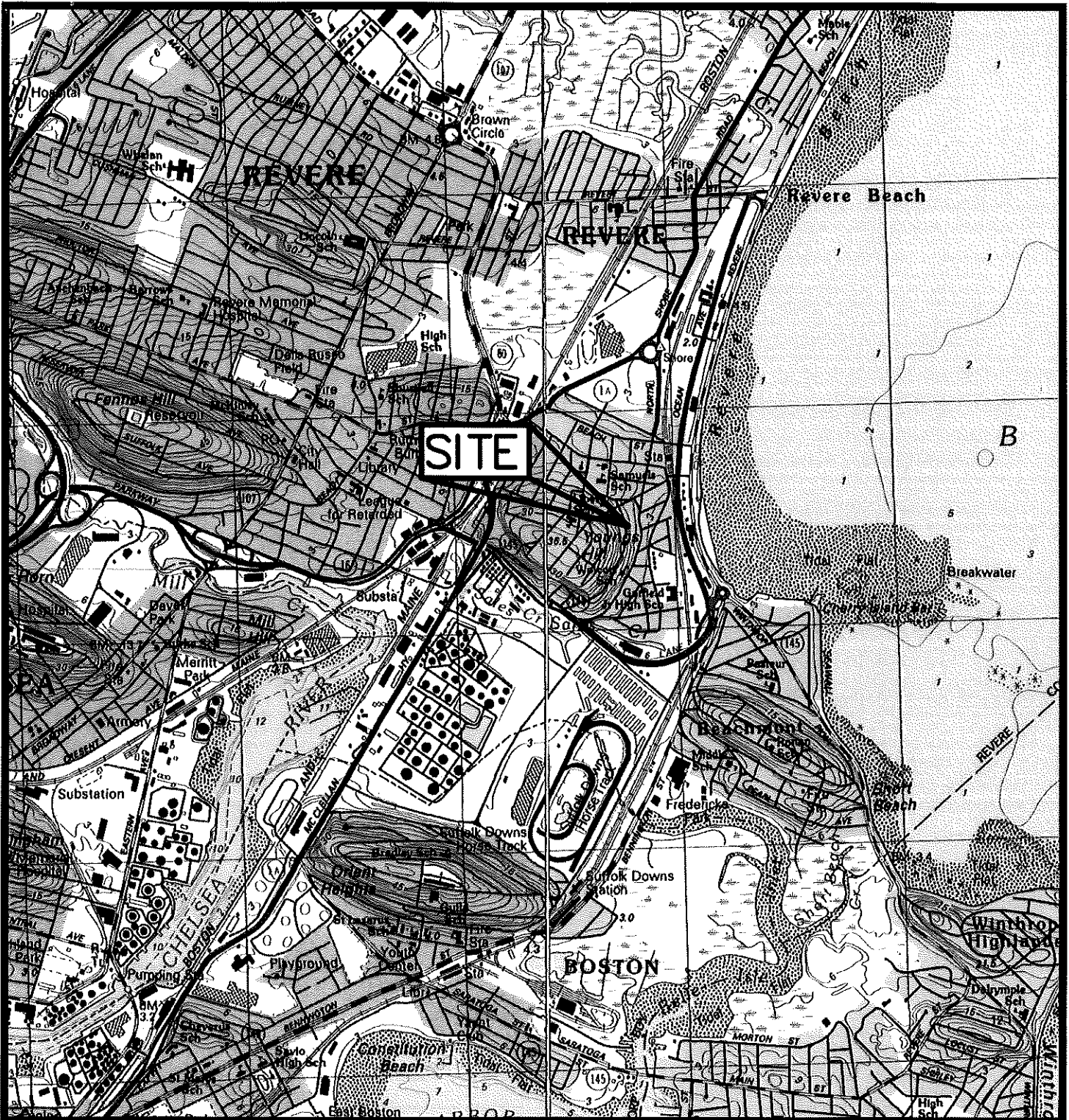
by: James S. Mullen
Corporate Officer (if applicable)

CERTIFICATION

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

Signature of Individual or
Corporate Name

by: James S. Mullen
Corporate Officer (if applicable)



PREPARED BY:



Engineering Alliance, Inc.

Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 01906 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-7101

PROJECT:

Proposed Site Plan

Campbell Avenue
 (Tax Map 4 Block 106-107 Lots 69-71)
 Revere, Massachusetts

PROJECT#: 23-61702

DATE: March 1, 2024

SCALE: 1:25,000

DWG FILE NAME: FIGURES.DWG

DESIGNED BY: Calvin Reach

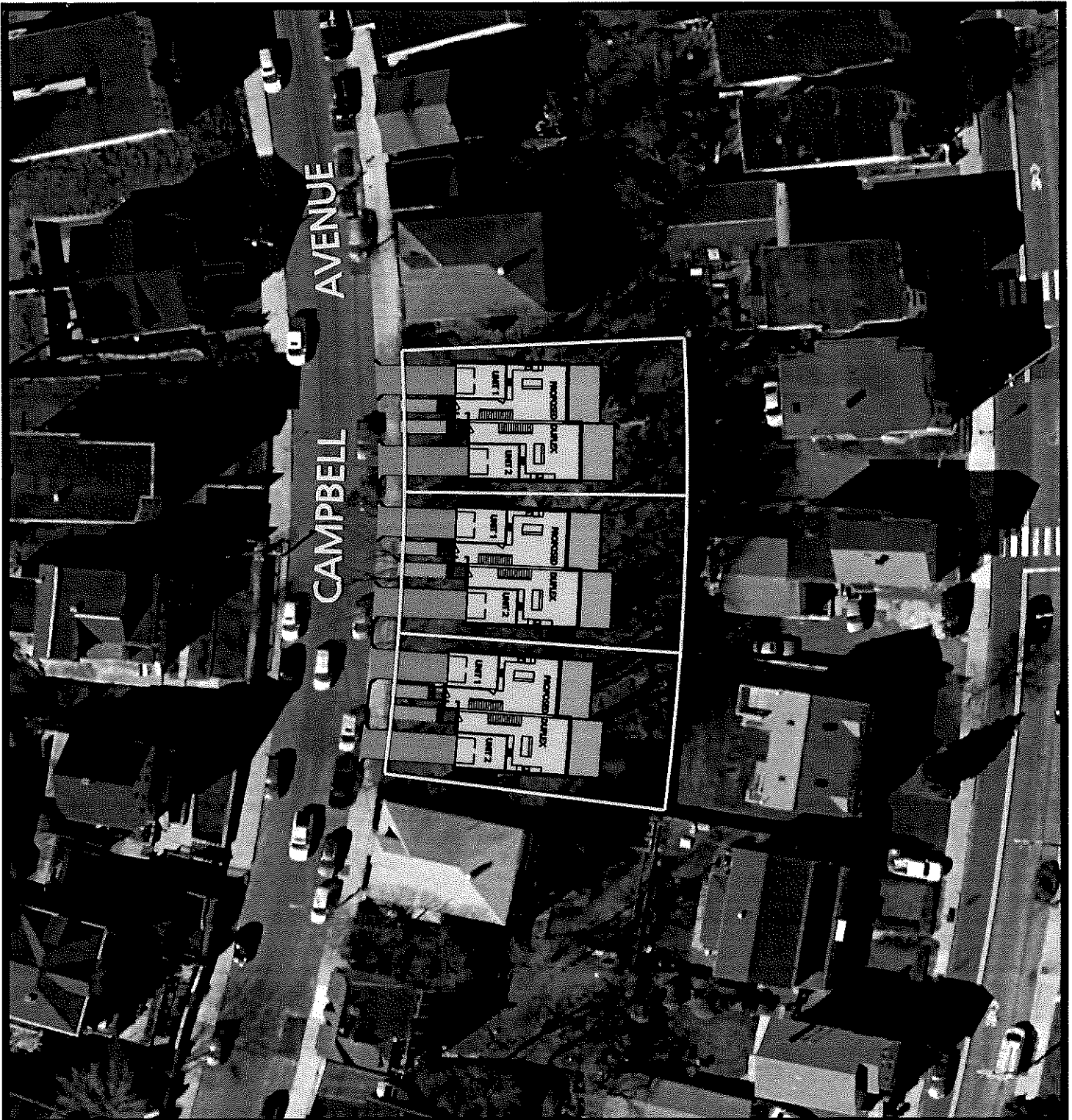
CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

FIGURE 1 - USGS LOCUS MAP

DRAWING #:

1 of 2



PREPARED BY:



Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 01906 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
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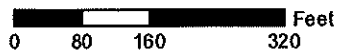
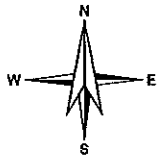
DWG FILE NAME: FIGURES.DWG

DESIGNED BY: Calvin Reach

CHECKED BY: Richard A. Salvo, P.E.

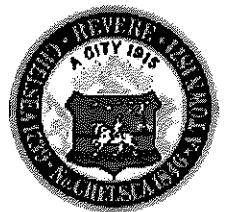
DRAWING TITLE:
FIGURE 2 - ORTHO PHOTO

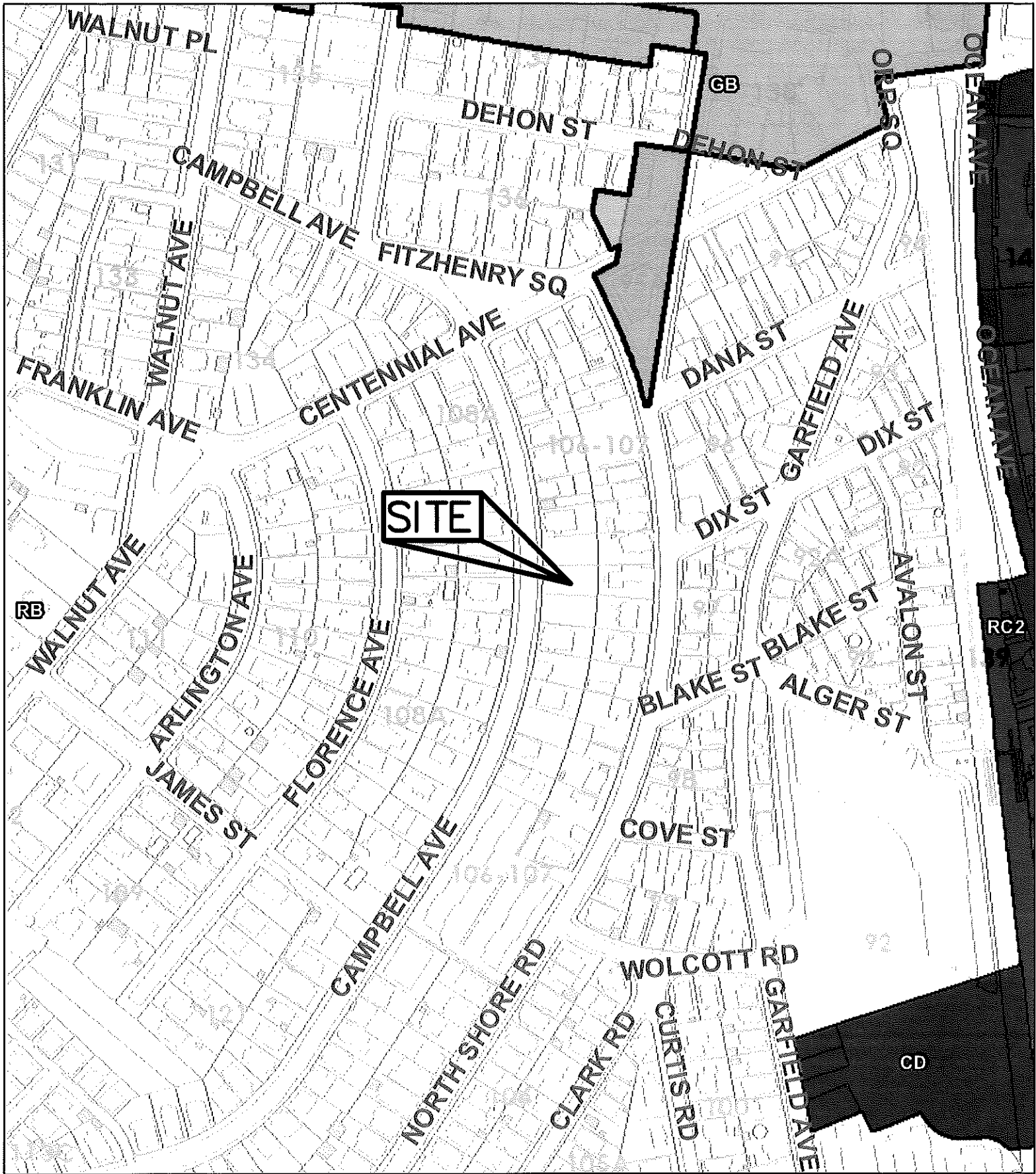
DRAWING #:
2of2



Assessors Map

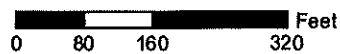
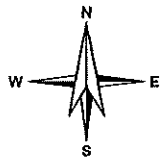
Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use of or reliance upon GIS information.





SITE

Zoning Map



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Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, February 27, 2024 1:59 PM
To: rsalvo@eaicivil.com; Ashley Melnik; Louis Cavagnaro
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: February 27, 2024
Application #: SPR24-000015
Address: 165 CAMPBELL AVE
Description: Proposed Duplex
Review Status: Denied

Thank you for your recent permit application for Proposed Duplex. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

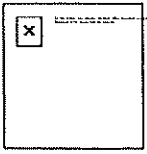
Reviewer: Frank Stringi, Community Development, Denied

1. The proposed plans for the construction of three duplex dwellings on parcels 115, 116, and 117 Campbell Ave. have been denied for the following reasons: 1) Noncompliance with Section 17.16.040 footnote "^^" with respect to minimum area requirement of 6,000 s.f. and frontage requirement of 60 feet for duplex dwellings within the RB District; 2) Noncompliance with Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the RB District; 3) Noncompliance with Section 17.24.010 with respect to minimum side yard setback requirement of 10 feet (each side) within the RB District; 4) Noncompliance with Section 17.24.010 with respect to maximum building coverage requirement of 30% within the RB District; 5) Noncompliance with Section 17.24.010 with respect to maximum requirement of 2 1/2 stories within the RB District; 6) Noncompliance with Section 17.24.070 (A) (4) with respect to minimum requirement of 40% landscaping within the front yard within the RB District.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.

Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



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| | | | | | |
|---|--------------------------|---|-----------------------------|--|-----------------------------|
| 1647 NORTH SHORE RD OSORIO PAULA A NORENA SOR OSORIO 1647 NORTH SHORE RD REVERE, MA 02151 | 4-106-107-13 LUC: 105 | 28 FLORENCE AVE CARTAGENA MIRNA Y 28-30 FLORENCE AVE REVERE, MA 02151 | 7-108A-31 LUC: 105 | 1637 NORTH SHORE RD 2 THOMPSON FAMILY-REVERE RLTY T THOMPSON JEAN I TRUSTEE 1637 NORTH SHORE RD UNIT 2 REVERE, MA 02151 | 8-106-107-11A-2 LUC: 102 |
| 143 CAMPBELL AVE 143 CAMPBELL AVE LLC 18 LOUIS DR WELLESLEY, MA 02481 | 4-106-107-67 LUC: 105 | 24 FLORENCE AVE FLORES DANIEL FLORES LISSETH 24 FLORENCE AVE REVERE, MA 02151 | 7-108A-32 LUC: 105 | 1641 NORTH SHORE RD MEJIA PEDRO H 1641 NORTH SHORE RD REVERE, MA 02151 | 8-106-107-12 LUC: 104 |
| 147 CAMPBELL AVE HERMOSILLA ORIANA 147 CAMPBELL AVE REVERE, MA 02151 | 4-106-107-68 LUC: 105 | 20 FLORENCE AVE PRESSON TRUSTEE HOPE SHARAF LEWIS JOAN C 20 FLORENCE AVE REVERE, MA 02151 | 7-108A-33 LUC: 104 | 1605 NORTH SHORE RD 1605 NORTH SHORE ROAD TRUST DICESARE VINCENT A TRUSTEE 1605 NORTH SHORE RD REVERE, MA 02151 | 8-106-107-5 LUC: 332 |
| CAMPBELL AVE MJM REAL ESTATE HOLDING, LLC 193 CRESCENT AVE REVERE, MA 02151 | 4-106-107-69 LUC: 131 | 178 CAMPBELL AVE HOHAMMED HATIM 178 CAMPBELL AVE REVERE, MA 02151 | 7-108A-6 LUC: 111 | 1609 NORTH SHORE RD GUARINO VINCENT 1609 NORTH SHORE RD REVERE, MA 02151 | 8-106-107-6 LUC: 105 |
| CAMPBELL AVE MJM REAL ESTATE HOLDING, LLC 193 CRESCENT AVE REVERE, MA 02151 | 4-106-107-70 LUC: 131 | 172 CAMPBELL AVE 1 FULTON TIMOTHY ERAUDA KEARNEY 172 CAMPBELL AVE UNIT 1 REVERE, MA 02151 | 7-108A-7A-1 LUC: 102 | 1613 NORTH SHORE RD SANCHEZ FAMILY TRUST SANCHEZ HILDA Z TRUSTEE 28017 SANIBEL SANDS ST BONITA SPRINGS, FL 34135 | 8-106-107-7 LUC: 105 |
| 146 CAMPBELL AVE MENDEZ ELVIS 150 CAMPBELL AVE REVERE, MA 02151 | 7-108A-10 LUC: 109 | 172 CAMPBELL AVE 2 HEARD ANDREW C VELASQUEZ MARTHA I 172 CAMPBELL AVE UNIT2 REVERE, MA 02151 | 7-108A-7A-2 LUC: 102 | 165 CAMPBELL AVE MJM REAL ESTATE HOLDING, LLC 193 CRESCENT AVE REVERE, MA 02151 | 8-106-107-71 LUC: 132 |
| 142 CAMPBELL AVE DUONG CHARLES R 142 CAMPBELL AVE REVERE, MA 02151 | 7-108A-11 LUC: 111 | 160 CAMPBELL AVE BLYAKHMAN LEONID 160 CAMPBELL AVE Revere, MA 02151 | 7-108A-8 LUC: 105 | 169 CAMPBELL AVE FERREIRA REAL ESTATE HOLDINGS, 160 ARBORWAY JAMAICA PLAIN, MA 02130 | 8-106-107-72 LUC: 111 |
| 42 FLORENCE AVE SHARMA TARUN KAUSHAL MILI KARNIKA 42 FLORENCE AVE Revere, MA 02151 | 7-108A-28 LUC: 105 | 156 CAMPBELL AVE GARCIA DANIEL E LOPEZ ROJAS MANUELA VELEZ 156 CAMPBELL AVE REVERE, MA 02151 | 7-108A-9 LUC: 104 | CAMPBELL AVE FERREIRA REAL ESTATE HOLDINGS, 160 ARBORWAY JAMAICA PLAIN, MA 02130 | 8-106-107-73 LUC: 132 |
| 36 FLORENCE AVE COOK SHIRLEY 36 FLORENCE AVE REVERE, MA 02151 | 7-108A-29 LUC: 104 | 1627 NORTH SHORE RD MUNOZ GUILLERMO MUNOZ MARIA E 1 DIX ST # 1 REVERE, MA 02151 | 8-106-107-10 LUC: 104 | CAMPBELL AVE FERREIRA REAL ESTATE HOLDINGS, 160 ARBORWAY JAMAICA PLAIN, MA 02130 | 8-106-107-74 LUC: 106 |
| 32 FLORENCE AVE KUNIAN SCOTT M KUNIAN LORI E 32 FLORENCE AVE REVERE, MA 02151 | 7-108A-30 LUC: 104 | 1633 NORTH SHORE RD 1 THOMPSON RICHARD 1633 NORTH SHORE RD REVERE, MA 02151 | 8-106-107-11A-1 LUC: 102 | 175 CAMPBELL AVE LEE-CHENG WAI HANG 175 CAMPBELL AVE REVERE, MA 02151 | 8-106-107-75 LUC: 105 |

179 CAMPBELL AVE 8-106-107-76A-000
LUC: N/A
179-181 CAMPBELL AVE CONDO TRU
ATTN: WILLIAM LEE
P O BOX 590688
NEWTON CENTER, MA 02459

179 CAMPBELL AVE 1 8-106-107-76A-1
LUC: 102
LEE WADE
485 LYNN ST
MALDEN, MA 02148

179 CAMPBELL AVE 2 8-106-107-76A-2
LUC: 102
NEW QUINCY, LLC
6 WINCHESTER PLZ
NEWTON CENTER, MA 02459

179 CAMPBELL AVE 3 8-106-107-76A-3
LUC: 102
NEW QUINCY, LLC
6 WINCHESTER PLZ
NEWTON CENTER, MA 02459

179 CAMPBELL AVE 4 8-106-107-76A-4
LUC: 102
NEW QUINCY, LLC
6 WINCHESTER PLZ
NEWTON CENTER, MA 02459

179 CAMPBELL AVE 5 8-106-107-76A-5
LUC: 102
NEW QUINCY, LLC
6 WINCHESTER PLZ
NEWTON CENTER, MA 02459

179 CAMPBELL AVE 6 8-106-107-76A-6
LUC: 102
NEW QUINCY, LLC
6 WINCHESTER PLZ
NEWTON CENTER, MA 02459

1617 NORTH SHORE RD 8-106-107-8
LUC: 105
SCOPPETTUOLO LIBERATORE
1617 NORTH SHORE RD
REVERE, MA 02151

1621 NORTH SHORE RD 8-106-107-9
LUC: 105
CHILANTE GAETANO
CHILANTE CATHERINE C
1623 NORTH SHORE RD
REVERE, MA 02151

1608 NORTH SHORE RD 8-96-7
LUC: 332
LIGHTBODY CHARLES
2 WARREN DR
MIDDLETON, MA 01949

75 GARFIELD AVE 8-97-1
LUC: 105
ROMERO JOSE R
75 GARFIELD AVE
REVERE, MA 02151

1 DIX ST 8-97-10
LUC: 104
MUNOZ GUILLERMO
MUNOZ MARIA E
1 DIX ST
REVERE, MA 02151

81 GARFIELD AVE 8-97-2
LUC: 101
MORALES JUAN J
MEJIA CLAUDIA A
81 GARFIELD AVE
REVERE, MA 02151

83 GARFIELD AVE 8-97-3
LUC: 101
TABORES LUZ E
83 GARFIELD AVE
REVERE, MA 02151

87 GARFIELD AVE 8-97-4
LUC: 101
MORGAN RICHARD
MORGAN SHERYLE
87 GARFIELD AVE
REVERE, MA 02151

1644 NORTH SHORE RD 8-97-7
LUC: 101
SAINI SAJJAN
KAUR MAHINDER
2 SYLVAN TERR
LYNNFIELD, MA 01940

1640 NORTH SHORE RD 8-97-8
LUC: 101
MEDINA DEVIS H
1640 NORTH SHORE RD
REVERE, MA 02151

1634 NORTH SHORE RD 8-97-9
LUC: 105
JARAMILLO DORANCE GUERRA
584 BEACH ST
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

Susan Shaffer
DATE: 2-27-24

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| | | CAMPBELL AVE, REVERE |

OWNERSHIP

| Owner # | Unit # | Owner Name |
|---------|--------|------------------------------|
| 1 | | MJM REAL ESTATE HOLDING, LLC |
| 2 | | |
| 3 | | |

Street 1: 193 CRESCENT AVE
 Street 2:
 Town/City: REVERE

PREVIOUS OWNER

Owner 1: SOLOMON - PAUL
 Owner 2:
 Street 1: P O BOX 2521
 Town/City: SETAUKET
 State/Prov: NY
 Postal: 11733

NARRATIVE DESCRIPTION
 This Parcel contains .121 Acres of land mainly classified as POTENTL

OTHER ASSESSMENTS

| Code | Description | Amount | Comm. Int. |
|------|-------------|--------|------------|
|------|-------------|--------|------------|

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---------|------|-------------|---|--------|------|-------------|
| Z | | water | | | | |
| 0 | | Sewer | | | | |
| n | | Electr | | | | |
| Census: | | Exmpt | | | | |
| D | | Flood Haz | | Topo | | |
| s | | Street | | Street | | |
| t | | Gas: | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC | No of Units | Depth / Pntel Units | Unit Type | Land Type |
|----------|-------------|-----|-------------|---------------------|-----------|-----------|
| 131 | POTENTL | | 5290 | | Sq Feet | SITE |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |
|-------------------------------------|-----------|----------------|------------|------------|-------------|--------------------|
| 131 | 0.121 | | | 272,700 | 272,700 | LOT 117 |
| Total Card | | | | 0.121 | 272,700 | Entered Lot Size |
| Total Parcel | | | | 0.121 | 272,700 | Total Land: 5290 |
| Source: Market Adj Cost | | | | | | Parcel: N/A |
| Total Value per SQ unit (Card): N/A | | | | | | Land Unit Type: SF |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Blgd Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes |
|--------|-----|------|------------|-----------|-----------|------------|-------------|---------------|---------------------|
| 2024 | 131 | FV | 0 | 0 | 0.121 | 272,700 | 272,700 | 272,700 | Year End Roll |
| 2023 | 131 | NC | 0 | 0 | 0.121 | 272,700 | 272,700 | 272,700 | Year End Roll |
| 2022 | 131 | FV | 0 | 0 | 0.121 | 227,800 | 227,800 | 227,800 | Year end |
| 2021 | 131 | NC | 0 | 0 | 0.121 | 227,800 | 227,800 | 227,800 | Year End Roll |
| 2020 | 131 | FV | 0 | 0 | 0.121 | 216,500 | 216,500 | 216,500 | Year End Roll |
| 2019 | 131 | NC | 0 | 0 | 0.121 | 216,500 | 216,500 | 216,500 | Year End Roll |
| 2018 | 131 | FV | 0 | 0 | 0.121 | 200,500 | 200,500 | 200,500 | Year End Roll |
| 2017 | 131 | PTCH | 0 | 0 | 0.121 | 200,500 | 200,500 | 200,500 | Year End Roll patch |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | 1st | Verif | Notes |
|---------------|-----------|------|-----------|--------------|------------|----|-----|-------|-------|
| SOLOMON, PAUL | 69532-244 | | 10/6/2023 | MULTIPLE PAR | 280,000 | No | No | No | |
| UNKNOWN | 9185555 | | 11/17/900 | | | No | No | No | |

TAX DISTRICT

PAT ACCT.

1575

BUILDING PERMITS

| Date | Number | Descrp | Amount | CIO | Last Visit | Fed Code | F Descrp | Comment |
|------|--------|--------|--------|-----|------------|----------|----------|---------|
|------|--------|--------|--------|-----|------------|----------|----------|---------|

ACTIVITY INFORMATION

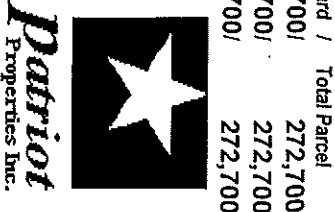
| Date | Result | By | Name |
|-----------|-----------|-----|------------|
| 1/14/2010 | VACANT | 372 | Patrick W |
| 2/10/2006 | VACANT | 335 | JONATHAN D |
| 12/7/2001 | No change | KL | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC | No of Units | Depth / Pntel Units | Unit Type | Land Type | LT | Base Value | Unit Price | Adj | Neigh | Neigh Mod | Neigh Int 1 | % Int 2 | % Int 3 | % | Appraised Value | Alt Class | Spec Land Code | Fact Use Value | Notes |
|----------|-------------|-----|-------------|---------------------|-----------|-----------|-----|------------|------------|-------|-------|-----------|-------------|---------|---------|---|-----------------|-----------|----------------|----------------|-------|
| 131 | POTENTL | | 5290 | | Sq Feet | SITE | 1.0 | 0 | 8.5 | 6,065 | 1.00 | | | | | | 272,671 | 0 | | 272,700 | |

Parcel LUC: 131 POTENTL Prime NB Desc 5

Total: 272,671 **Spl Credit:** **Total:** 272,700



EXTERIOR INFORMATION

BATH FEATURES

COMMENTS

SKETCH

| | | | | |
|---------------|--------|------------|---------|--|
| Type: | | Full Bath | Rating: | |
| Sly/Ht: | | A Bath: | Rating: | |
| (Liv) Units: | Total: | 3/4 Bath: | Rating: | |
| Foundation: | | A 3/0Bth | Rating: | |
| Frames: | | 1/2 Bath: | Rating: | |
| Prime Walk: | | A HBth: | Rating: | |
| Sec Walk: | | Other/Fix: | Rating: | |
| Roof Struct: | | | | |
| Roof Cover: | | | | |
| Color: | | | | |
| View / Desir: | | | | |

| | |
|-----------------------|---------|
| OTHER FEATURES | |
| Kits: | Rating: |
| A Kits: | Rating: |
| Fipi: | Rating: |
| WSFlue: | Rating: |

| | | | | |
|-------------------------|---------------------------------|----------|--------|----|
| RESIDENTIAL GRID | | | | |
| 1st Res Grid: | Desc: | # Units: | | |
| Level: | FY LR DR D K FR RR BR FB HB L O | | | |
| Other: | | | | |
| Upper: | | | | |
| Lvl 2: | | | | |
| Lvl 1: | | | | |
| Lower: | | | | |
| Totals: | RMS: | BRS: | Baths: | HB |

| | |
|----------------------------|-------------|
| GENERAL INFORMATION | |
| Grade: | |
| Year Bld: | Eff Yr Bld: |
| Alt LUC: | Alt %: |
| Jurisdct: | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

| | |
|--------------------------|--|
| CONDO INFORMATION | |
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

| | |
|-------------------|--|
| REMODELING | |
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

| | | | |
|----------------------|-----|-----|-----|
| RES BREAKDOWN | | | |
| No Unit: | RMS | BRS | Fl. |
| Totals: | | | |

| | |
|-----------------------------|--------------|
| INTERIOR INFORMATION | |
| Avg Ht/EI: | |
| Prim Int Wall: | |
| Sec Int Wall: | |
| Partion: | |
| Prim Floors: | |
| Sec Floors: | |
| Bsmnt Flr: | |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | |
| Insulation: | |
| Int vs Ext: | |
| Heat Fuel: | |
| Heat Type: | |
| # Heat Sys: | |
| % Heated: | % AC: |
| Solar HW: | Central Vac: |
| % Com Wal: | % Sprinkled: |

| | | |
|---------------------|--------------|------|
| DEPRECIATION | | |
| Phys Cond: | AV - Average | 0.0% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 0% |

| | |
|---------------------|----------------|
| CALC SUMMARY | |
| Basic \$/SQ: | |
| Site Adj: | 1,000,000,000 |
| Const Adj: | 16,000,000,000 |
| Adj \$/SQ: | |
| Other Features: | 0 |
| Grade Factor: | |
| NBHD Inf: | 1,000,000,000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 0 |
| Depreciation: | 0 |
| Depreciated Total: | 0 |

| | | | | |
|-------------------------|--------------|----------|-------|-------------|
| COMPARABLE SALES | | | | |
| Rate: | Parcel ID: | Typ: | Date: | Sale Price: |
| WAvg/SQ: | AVRate: | Ind/Val: | | |
| Jurs. Factor: | Before Depr: | 0.00 | | |
| Special Features: | Val/Su Net: | | | |
| Final Total: | Val/Su SzAd: | | | |

| | |
|--------------------|--|
| MOBILE HOME | |
| Make: | |
| Model: | |
| Year: | |
| Color: | |

| | | | | | | | | | | | | | | | | |
|---------------------------------|--------------|------------|--------|-------|------|-------|-------------|------|------|------|-------|--------|-------------|-------|-------|-------------|
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | |
| Code: | Description: | A Y/S Qty: | SzAdm: | Qual: | Con: | Year: | Unit Price: | D/S: | Dep: | LUC: | Fact: | NB Fa: | Appr Value: | JCod: | Fact: | Jurs Value: |

| | |
|------------------|--|
| PARCEL ID | |
| 4-106-107-69 | |

| | | | | |
|-----------------|--------------|------------|------------|---------------|
| SUB AREA | | | | |
| Code: | Description: | Area - SQ: | Rate - AV: | Undepr Value: |
| Code: | Description: | Area - SQ: | Rate - AV: | Undepr Value: |
| Code: | Description: | Area - SQ: | Rate - AV: | Undepr Value: |
| Code: | Description: | Area - SQ: | Rate - AV: | Undepr Value: |

| | | | | |
|------------------------|---------|---------|-------|--------|
| SUB AREA DETAIL | | | | |
| Sub Area: | % Usbl: | Descrp: | % Qu: | # Ten: |

| | | |
|--------------------------|-------------|--------|
| NET SKETCHED AREA | | |
| Size Ad: | Gross Area: | Total: |
| Size Ad: | Gross Area: | Total: |

| | |
|-----------------------------------|--|
| IMAGE | |
| AssessPro Patriot Properties, Inc | |

More: N Total Yard Items: Total Special Features: Total:



PROPERTY LOCATION

| | | |
|------------------|------------------------------|-----------------------|
| No | Alt No | Direction/Street/City |
| 165 | | CAMPBELL AVE, REVERE |
| OWNERSHIP | | |
| Owner 1: | MJM REAL ESTATE HOLDING, LLC | Unit #: |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 193 CRESCENT AVE | |
| Street 2: | | |
| Town/City: | REVERE | |
| S/P/Prov: | MA | County |
| Postal: | 02151 | |

PREVIOUS OWNER

| | |
|------------|------------------|
| Owner 1: | SOLOMON - PAUL J |
| Owner 2: | |
| Street 1: | P O BOX 2521 |
| Town/City: | SETAUKEET |
| S/P/Prov: | NY |
| County: | |
| Postal: | 11733 |

NARRATIVE DESCRIPTION

This Parcel contains .121 Acres of land mainly classified as UNDEV

OTHER ASSESSMENTS

| Code | Description | Amount | Com. Int. |
|------|-------------|--------|-----------|
| | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---------------------|-----------|----------------|------------|------------|-------------|
| 132 | 0.121 | | | 27,300 | 27,300 |
| Total Card | | | | | |
| | 0.121 | | | 27,300 | 27,300 |
| Total Parcel | | | | | |
| | | | | 27,300 | 27,300 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes |
|--------|-----|------|------------|-----------|-----------|------------|-------------|---------------|---------------|
| 2024 | 132 | FV | | 0 | .121 | 27,300 | 27,300 | 27,300 | Year End Roll |
| 2023 | 132 | NC | | 0 | .121 | 27,300 | 27,300 | 27,300 | Year End Roll |
| 2023 | 132 | FV | | 0 | .121 | 22,800 | 22,800 | 22,800 | Year end |
| 2023 | 132 | NC | | 0 | .121 | 22,800 | 22,800 | 22,800 | Year End Roll |
| 2022 | 132 | FV | | 0 | .121 | 21,700 | 21,700 | 21,700 | Year End Roll |
| 2022 | 132 | NC | | 0 | .121 | 21,700 | 21,700 | 21,700 | Year End Roll |
| 2021 | 132 | FV | | 0 | .121 | 20,000 | 20,000 | 20,000 | Year End Roll |
| 2021 | 132 | PTCH | | 0 | .121 | 20,000 | 20,000 | 20,000 | patch |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | 1st | Verif |
|--------------|-----------|------|-----------|--------------|------------|----|-----|-------|
| SOLOMON PAUL | 69532-244 | | 10/6/2023 | MULTIPLE PAR | 280,000 | No | No | No |
| UNKNOWN | 9548-144 | | 9/18/1980 | | | | | |

TAX DISTRICT

| Parcel ID | 8-106-107-71 |
|-----------|--------------|
| Parcel ID | 8-106-107-71 |

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

PAT ACCT.

| Date | Result | By | Name |
|-----------|------------|-----|------------|
| 1/14/2016 | VACANT | 372 | Patrick W |
| 2/28/2006 | VACANT | 335 | JONATHAN D |
| 12/7/2001 | Change - H | KL | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|------------|-----|------------|
| 1/14/2016 | VACANT | 372 | Patrick W |
| 2/28/2006 | VACANT | 335 | JONATHAN D |
| 12/7/2001 | Change - H | KL | |

| Item Code | Description | % | Item | Code | Description |
|-----------|-------------|---|--------|------|-------------|
| Z | | | water | | |
| 0 | | | Sewer | | |
| n | | | Electr | | |
| | | | Exmpt | | |
| | | | Topo | | |
| | | | Street | | |
| | | | Gas | | |

| Use Code | Description | LUC | No of Units | Depth / Pheunits | Unit Type | Land Type | LT | Base Value | Unit Price | Adj | Neigh Influ | Neigh Mod | Infl 1 % | Infl 2 % | Infl 3 % | Appraised Value | Alt Class | Spec Land Code | Fact Use Value | Notes |
|----------|-------------|-----|-------------|------------------|-----------|-----------|-----|------------|------------|-------|-------------|-----------|----------|----------|----------|-----------------|-----------|----------------|----------------|-------|
| 132 | UNDEV | | 5290 | | SITE | | 1.0 | 0 | 8.5 | 0.615 | 1.00 | UNBLD | -90 | | | 27,267 | 0 | | 27,300 | |

| | | | | | | | | |
|-------------|---------|--------------|------|-------------|--------|-------|----------------|---|
| Total ACHA: | 0.12144 | Total SF/SM: | 5290 | Parcel LUC: | 132 | UNDEV | Prime NB Desc: | 5 |
| Total: | 27,267 | Spl Credit: | | Total: | 27,300 | | | |



USER DEFINED

| Prior Id # | Time |
|---------------|-------------------|
| Prior Id # 1: | 02/27/24 15:36:59 |
| Prior Id # 2: | 10/21/2022 |
| Prior Id # 3: | 12/30/2021 |
| Prior Id # 1: | 11/9/2021 |
| Prior Id # 2: | 12/15/2020 |
| Prior Id # 3: | 8/19/2020 |

| ASR Map: | 8 |
|-----------------|---|
| ASR Map: | 8 |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| Land Reason: | |
| Bld Reason: | |
| Civil District: | |
| Ratio: | |

EXTERIOR INFORMATION

| | |
|---------------|--------|
| Type: | |
| Sty Ht: | |
| (Liv) Units: | Total: |
| Foundation: | |
| Frame: | |
| Prime Walk: | |
| Sec Walk: | |
| Root Struct: | |
| Roof Cover: | |
| Color: | |
| View / Descr: | |

BATH FEATURES

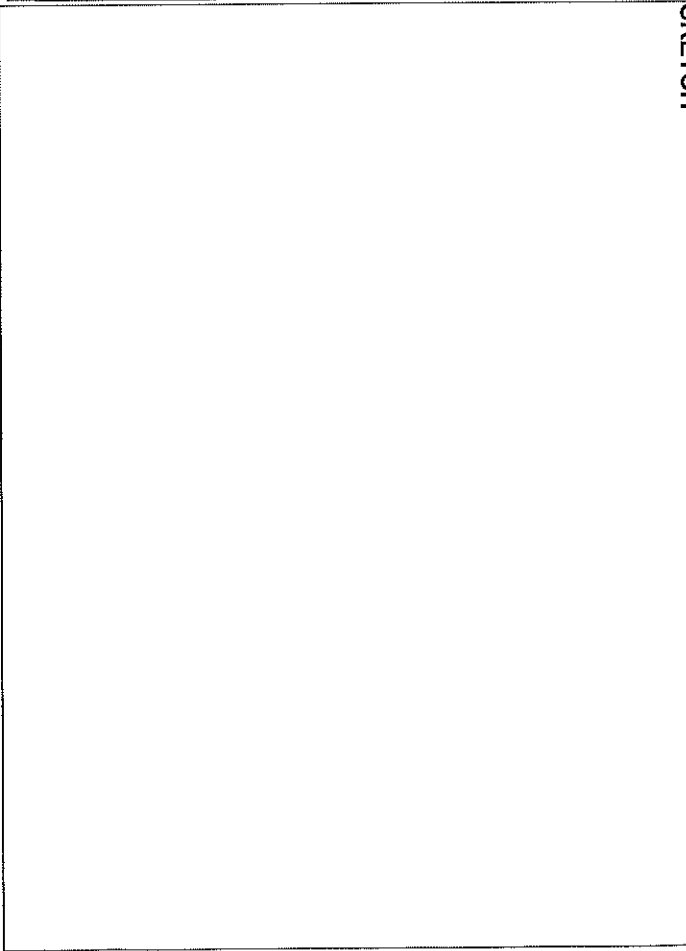
| | |
|------------|---------|
| Full Bath: | Rating: |
| A Bath: | Rating: |
| 3/4 Bath: | Rating: |
| A 3QBth: | Rating: |
| 1/2 Bath: | Rating: |
| A HBth: | Rating: |
| OtherFx: | Rating: |

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Descr: | # Units |
|--------------|-------------------------------|---------|
| Lvl | FY LR DR D K FR RR BR FB HB L | O |
| Other | | |
| Upper | | |
| Lvl 2 | | |
| Lvl 1 | | |
| Lower | | |
| Totals | | |

SKETCH



OTHER FEATURES

| | |
|----------|---------|
| Kits: | Rating: |
| A Kits: | Rating: |
| Fpl: | Rating: |
| WSPFlue: | Rating: |

REMODELING

| | | | | | |
|------------|--|---------|-----|-----|----|
| Exterior: | | No Unit | RMS | BRS | FL |
| Interior: | | | | | |
| Additions: | | | | | |
| Kitchen: | | | | | |
| Baths: | | | | | |
| Plumbing: | | | | | |
| Electric: | | | | | |
| Heating: | | | | | |
| General: | | | | | |
| Totals | | | | | |

DEPRECIATION

| | |
|-------------|------|
| Phys Cond: | 0.0% |
| Functional: | |
| Economic: | |
| Special: | |
| Overlder: | |
| Total: | 0% |

CALC SUMMARY

| | |
|--------------------|----------------|
| Basic \$ / SQ: | 1,000,000,000 |
| Size Adj: | 16,000,000,000 |
| Const Adj: | 16,000,000,000 |
| Adj \$ / SQ: | |
| Other Features: | 0 |
| Grade Factor: | |
| NBHD Inf: | 1,000,000,000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 0 |
| Deprecation: | 0 |
| Depreciated Total: | 0 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Underp Value |
|------|-------------|-----------|-----------|--------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrp | % Qu # Ten |
|----------|--------|--------|------------|
| | | | |
| | | | |
| | | | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

| Code | Description | A Y/S Qty | StdDim | Qual | Con | Year | Unit Price | DIS Dep | LUC | Fad | NB Fa | Appr Value | Cod/Fact | Jurs. Value |
|------|-------------|-----------|--------|------|-----|------|------------|---------|-----|-----|-------|------------|----------|-------------|
| | | | | | | | | | | | | | | |

IMAGE



More: N

Total Yard Items:

Total Special Features:

Total:

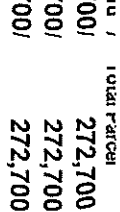
Map 4 106-107 Block 70 Lot

Lot2 Lot3 1 of 1 CARD

Reverse

Total Value / Parcel
 APPRAISED: 272,700 / 272,700
 USE VALUE: 272,700 / 272,700
 ASSESSED: 272,700 / 272,700

APPRaised: 272,700
 USE VALUE: 272,700
 ASSESSED: 272,700



2025

USER ACCT
 4/106-107/70/

PROPERTY LOCATION
 No: 131 Alt No: CAMPBELL AVE, REVERE
 Direction/Street/City: REVERE

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------|----------------|------------|------------|-------------|
| 131 | 0.121 | | | 272,700 | 272,700 |
| Total Card | 0.121 | | | 272,700 | 272,700 |
| Total Parcel | 0.121 | | | 272,700 | 272,700 |

Source: Market Adj Cost Total Value per SQ unit: Card: N/A Parcel: N/A Land Unit Type: SF

Legal Description: LOT 116
 Entered Lot Size: 0.121
 Total Land: 5290
 Parcel: N/A
 Land Unit Type: SF

GIS Ref
 Insp Date
 User Acct

OWNERSHIP
 Owner 1: MAM REAL ESTATE HOLDING, LLC
 Owner 2:
 Owner 3:
 Street 1: 193 CRESCENT AVE
 Street 2:
 Town/City: REVERE
 State/Prov: MA City: Own Occ:
 Postal: 02151 Type:

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bldg Value Yard Items Land Size Land Value Total Value Asses'd Value Notes
 2024 131 FV 0 0 0 0 121 272,700 272,700 272,700 Year End Roll
 2023 131 NC 0 0 0 0 121 272,700 272,700 272,700 Year End Roll
 2022 131 FV 0 0 0 0 121 272,700 272,700 272,700 Year End Roll
 2021 131 FV 0 0 0 0 121 272,700 272,700 272,700 Year End Roll

Parcel ID 4-106-107-70
 Notes

PRINT
 Date 15:37:19
 LAST REV
 Date 15:05:36
 1576

USER DEFINED
 Prior Id #1: RB
 Prior Id #2:
 Prior Id #3:
 Prior Id #4:
 Prior Id #5:
 Prior Id #6:
 Prior Id #7:
 Prior Id #8:
 Prior Id #9:
 Prior Id #10:

PREVIOUS OWNER
 Owner 1: SOLOMON - PAUL
 Owner 2:
 Street 1: P O BOX 2921
 Town/City: SETAUKET
 State/Prov: NY City:
 Postal: 11733

SALES INFORMATION
 Grantor: SOLOMON, PAUL
 Legal Ref: 69532-244
 Type: UNKNOWN
 Date: 1/1/1900
 Sale Code: MULTI PL E PAR
 Sale Price: 280,000
 V: No T: No

TAX DISTRICT
 Date: 10/6/2023
 Sale Code: MULTI PL E PAR
 Sale Price: 280,000
 V: No T: No

PAT ACCT.
 Date: 10/17/23
 15:05:36
 qtravall

ASR Map: 4
 Fact Dist
 Reval Dist
 Year
 Land Reason:
 Bid Reason:
 Cnld District
 Ratio:

NARRATIVE DESCRIPTION
 This Parcel contains .121 Acres of land mainly classified as POTENTIAL

OTHER ASSESSMENTS
 Code Description Amount Com. Int

BUILDING PERMITS
 Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
 Date Result By Name

Signature: [Blank] VERIFICATION OF USG NOT DATA

PROPERTY FACTORS

| Item Code | Description | % | Item Code | Description |
|------------|-------------|---|-----------|-------------|
| Z | | | water | |
| o | | | Sewer | |
| n | | | Electri | |
| | | | Exmpt | |
| Census: | | | | |
| Flood Haz: | | | Topo | |
| D | | | Street | |
| s | | | Gas | |

LAND SECTION (First 7 lines only)

| Use Code | LUC | No of Units | Depth / Price Units | Unit Type | Land Type | LT | Base Value | Unit Price | Adj | Neigh | Neigh Infr | Neigh Mod | Neigh Infr 1 | % | Neigh Infr 2 | % | Neigh Infr 3 | % | Appraised Value | Alt | % | Spec Land Code | Fact Use Value | Notes |
|-------------|----------|-------------|---------------------|-----------|-----------|-----|------------|------------|-------|-------|------------|-----------|--------------|---|--------------|---|--------------|---|-----------------|-----|---|----------------|----------------|---------|
| 131 | POTENTL | 5290 | | SITE | | 1.0 | 0 | 8.5 | 6.065 | 1.00 | | | | | | | | | 272,671 | 0 | | | 272,700 | |
| Total ACHA: | 10.12144 | | Total SF/SA: | 5290 | | | | | | | | | | | | | | | Total: | | | | Total: | 272,700 |

Other assessment table with columns: Code, Description, Amount, Com. Int.

Building permits table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment.

Activity information table with columns: Date, Result, By, Name.

Signature: [Blank] VERIFICATION OF USG NOT DATA

2025

EXTERIOR INFORMATION

| | |
|---------------|--------|
| Type: | |
| Sty Ht: | |
| (Lvl) Units: | Total: |
| Foundation: | |
| Frame: | |
| Prime Wall: | |
| Sec Wall: | |
| Roof Struct: | |
| Roof Cover: | |
| Color: | |
| View / Desir: | |

BATH FEATURES

| | |
|------------|---------|
| Full Bath: | Rating: |
| A Bath: | Rating: |
| 3/4 Bath: | Rating: |
| A 3/4Bth: | Rating: |
| 1/2 Bath: | Rating: |
| A HBth: | Rating: |
| Otherfx: | Rating: |

OTHER FEATURES

| | |
|---------|---------|
| Kits: | Rating: |
| A Kits: | Rating: |
| Fipi: | Rating: |
| WSFlue: | Rating: |

CONDOS INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

DEPRECIATION

| | | |
|-------------|--------------|------|
| Phys. Cond: | AV - Average | 0.0% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 0% |

REMODELING RES BREAKDOWN

| | | |
|------------|--|--|
| Exterior: | | |
| Interior: | | |
| Additions: | | |
| Kitchen: | | |
| Baths: | | |
| Plumbing: | | |
| Electric: | | |
| Heating: | | |
| General: | | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrp | % Type | Qu # Ten |
|------|-------------|-----------|-----------|--------------|----------|--------|--------|--------|----------|
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Desc | # Units |
|--------------|-------------------------------|---------|
| Level | FY LR DR D K FR RR BR FB HB L | 0 |
| Other | | |
| Upper | | |
| Lvl 2 | | |
| Lvl 1 | | |
| Lower | | |
| Totals | RWS: BRS: Baths: HB | |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

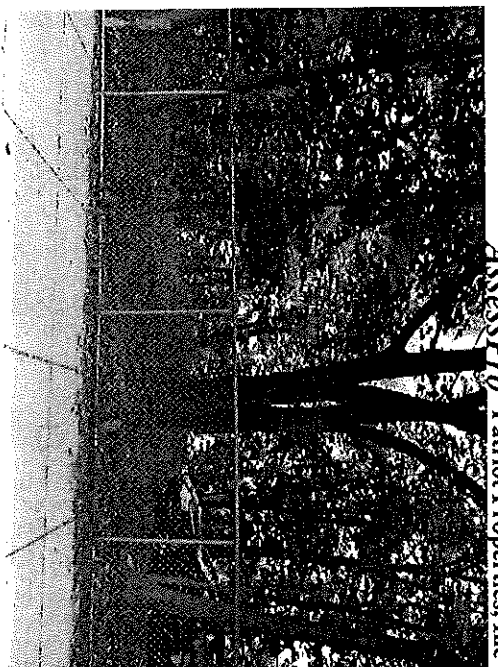
SKETCH



SUB AREA DETAIL

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrp | % Type | Qu # Ten |
|------|-------------|-----------|-----------|--------------|----------|--------|--------|--------|----------|
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

IMAGE



MOBILE HOME PATRIOT PROPERTIES, INC

| | | | | | | | | | | | | | | | | | | |
|------|-------------|-------|-----|---------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|--------|------|-------|
| Code | Description | A /YS | Qty | SizeDim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | Ufract | Juns | Value |
| | | | | | | | | | | | | | | | | | | |
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Total Yard Items: Total Special Features: Total: More: N