Other relevant records attached:

1. **Use Table;**
2. **Dimensional table;**
3. **Zoning map and map index**
4. **Parking Table**
5. **Assessor record**

This Zoning Certificate is not a title insurance product or a legal zoning opinion, but a limited representation to the zoning district and permitted uses therein for the property according to the provisions of the Town of Arlington public records as amended through August 4, 2022. Zoning Solutions, Inc. has relied upon the authenticity and accuracy of the representations and documentation provided to Zoning Solutions, Inc. by representatives at Arlington Town Hall in making this certification.

If this certificate raises zoning issues not clearly explained by the enclosed documentation, please contact the undersigned immediately.

Zoning Solutions, Inc.
By: _____
David B. Lane, Attorney at Law

Enclosures

Building Permit System

Address	Issued	C	Permit	Description	Owner	Contractor	Value	Fee
1011 Mass Ave	02-03-2022	R	136	Remove & Replace Eight Windows	BAYERL ELIZABETH A	Robert Poczobut	8,172	162
	06-23-2015	R	768	install 8 replacement windows	Bayerl Elizabeth A	the home depot	5,100	102
	01-14-1999	R	23	building two walls in 11x43 open room	Bayerl	Same	1,000	36
	08-20-1998	R	605	front porch, lift jagged corners	Elizabeth Bayerl	Conte Construction	2,000	36

Selected: StreetNum = 1011 and StreetName like 'mass'
Sorted by: StreetNum, StreetNumSuffix, PermitYear Desc, PermitNum Desc, StreetName
Listed: 4 permits with an estimated value of $16,272 and collected fees of $336

Map with Google Maps

Direct questions or comments to InspectionalServices@town.arlington.ma.us +1.781.316.3390

055.0	0002	0016.0	1 of 1	Residential	ARLINGTON	APPRAISED:	843,100 /	843,100
Map	Block	Lot	CARD			USE VALUE:	843,100 /	843,100
						ASSESSED:	843,100 /	843,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1011		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAYERL ELIZABETH A
Owner 2:	
Owner 3:	
Street 1:	1011 MASS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1880, having primarily Stucco Exterior and 2564 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4600.000	486,500	5,100	351,500	843,100
Total Card	0.106	486,500	5,100	351,500	843,100
Total Parcel	0.106	486,500	5,100	351,500	843,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.82 | /Parcel: 328.82

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36838
GIS Ref	
GIS Ref	
Insp Date	05/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	486,500	5100	4,600.	351,500	843,100		Year end	12/23/2021
2021	105	FV	464,500	5100	4,600.	351,500	821,100		Year End Roll	12/10/2020
2020	105	FV	464,500	5100	4,600.	351,500	821,100	821,100	Year End Roll	12/18/2019
2019	105	FV	377,000	5100	4,600.	351,500	733,600	733,600	Year End Roll	1/3/2019
2018	105	FV	377,000	5100	4,600.	236,000	618,100	618,100	Year End Roll	12/20/2017
2017	105	FV	354,800	5100	4,600.	226,000	585,900	585,900	Year End Roll	1/3/2017
2016	105	FV	354,800	5100	4,600.	205,900	565,800	565,800	Year End	1/4/2016
2015	105	FV	299,400	5100	4,600.	165,700	470,200	470,200	Year End Roll	12/11/2014

!4441!

PRINT

Date	Time
12/30/21	00:34:33

LAST REV

Date	Time
06/13/18	09:44:53

apro

4441

USER DEFINED

Prior Id # 1:	36838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMMARCO ANGELA	26713-497		10/1/1996		197,500	No	No	P	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/1999	23	Alterati	25,000					REMODEL 1ST FLOOR
8/20/1998	605	Manual	2,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	MEAS&NOTICE	CC	Chris C
5/18/2009	Measured	372	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
3/21/1997		PM	Peter M

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

Sign: VERIFICATION OF VISIT NOT DATE __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4600		Sq. Ft.	Site		0	70.	1.09	11			Med. Tr	-10					351,539						351,500	

Total AC/HA:	0.10560	Total SF/SM:	4600	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	351,539	Spl Credit		Total:	351,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05951631
Const Adj.:	0.98990101
Adj $ / SQ:	178.299
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660960
Depreciation:	174493
Depreciated Total:	486467

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	3	HB					

REMODELING

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

RES BREAKDOWN

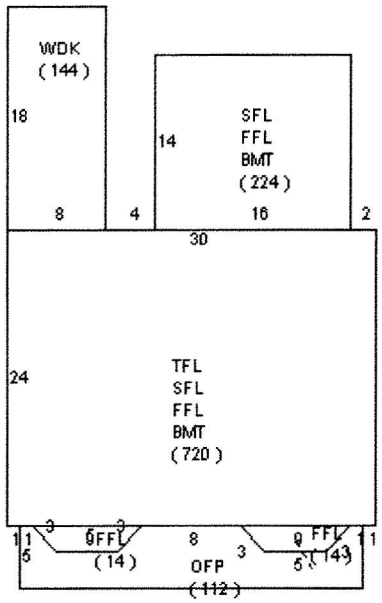
No Unit	RMS	BRS	FL
1	4	2	
1	5	2	
1	3	1	
Totals			
3	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	178.30	
Special Features:	0		Val/Su Net:	129.25	
Final Total:	486500		Val/Su SzAd	189.74	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	178.300	173,306
BMT	Basement	944	53.490	50,494
SFL	Second Floor	944	178.300	168,314
TFL	Third Floor	648	178.300	115,538
WDK	Deck	144	12.810	1,845
OFP	Open Porch	112	30.920	3,463

Net Sketched Area:	3,764			Total:	512,960
Size Ad	2564	Gross Area	3836	FinArea	2564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

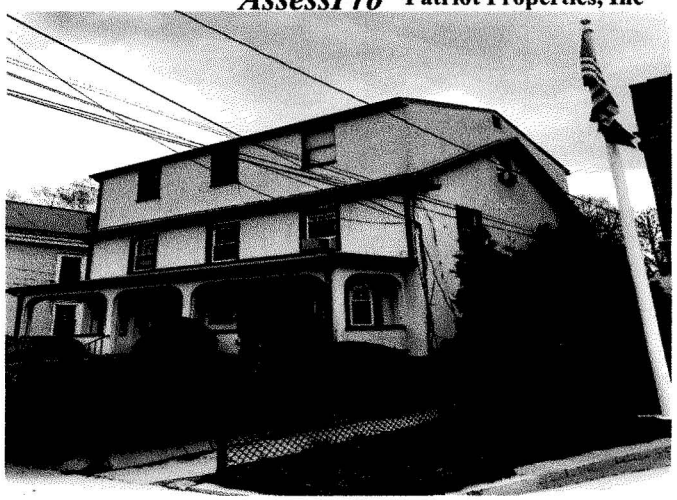
PARCEL ID 055.0-0002-0016.0

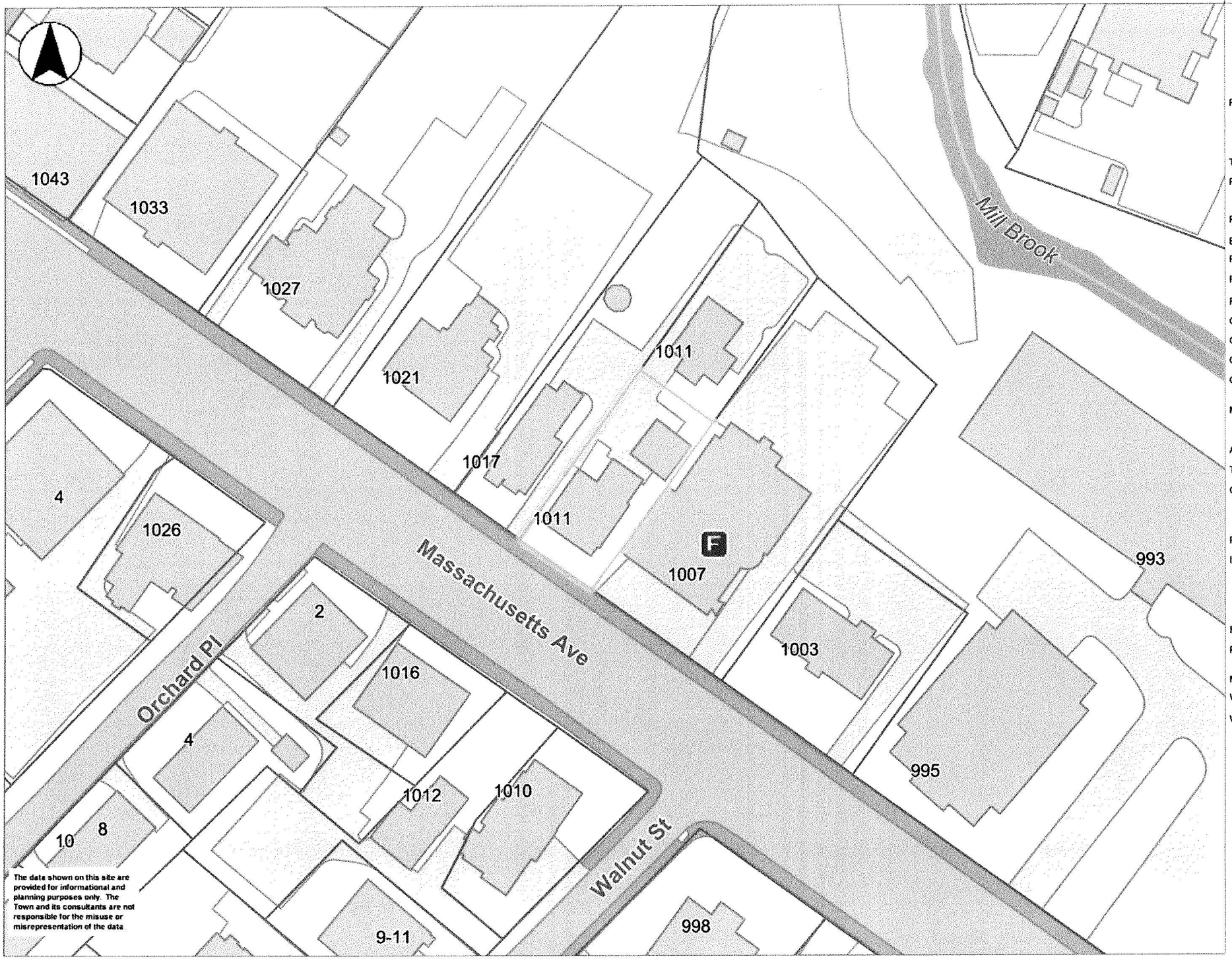
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1920	21.27	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc





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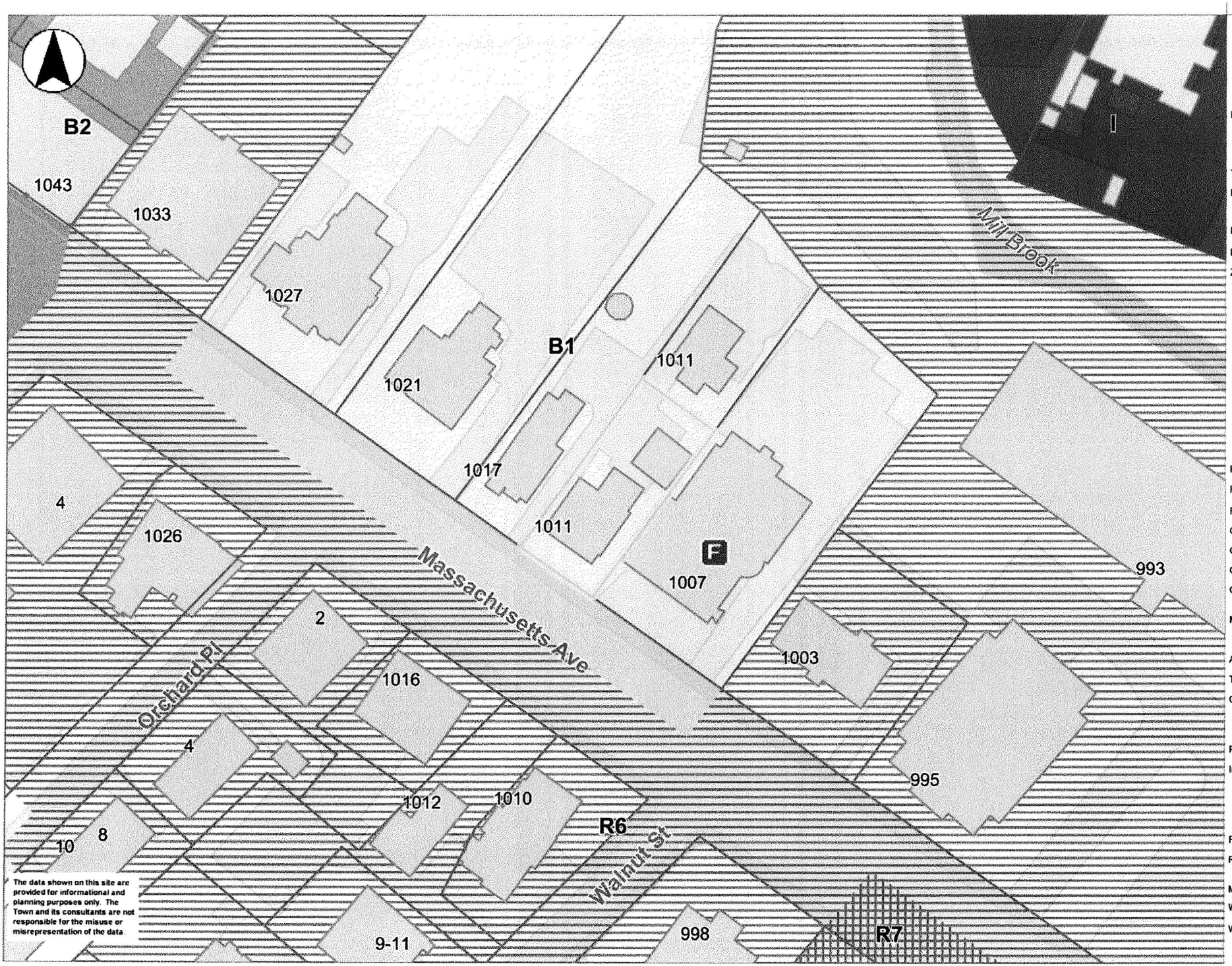
Town of Arlington, MA



1011 Massachusetts Ave Arlington MA