

5 PACELLA PARK DR

Location

5 PACELLA PARK DR

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Acct#

191

Owner

GREAT POND RESIDENTIAL LLC

Assessment

\$8,767,800

Appraisal

\$8,767,750

PID

9372

Building Count

6

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$7,045,700	\$1,722,050	\$8,767,750
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$7,045,700	\$1,722,100	\$8,767,800

Owner of Record

Owner	GREAT POND RESIDENTIAL LLC	Sale Price	\$1,750,000
Co-Owner	C/O THE DOLBEN CO INC	Certificate	
Address	150 PRESIDENTIAL WAY SUITE 220 WOBURN, MA 01801	Book & Page	C#191333
		Sale Date	07/20/2015
		Instrument	1P

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GREAT POND RESIDENTIAL LLC	\$1,750,000		C#191333	1P	07/20/2015
EQUITY INDUSTRIAL RANDOLPH III LLC	\$125,000		0/ 0	1J	07/07/2004
	\$400,000		699/ 68	1L	05/26/1993
PROPERTY ASSET MNGMENT	\$387,778		697/ 163	1L	04/20/1993
RI HILLCROFT INC	\$0		691/ 38	00	10/05/1992

Building Information

Building 1 : Section 1

Year Built:

2017

Living Area:

32,441

Replacement Cost:


\$3,670,672

Building Percent Good:	5
Replacement Cost Less Depreciation:	\$183,500
Building Attributes	
Field	Description
STYLE	Apartment Commercial
MODEL	Commercial
Grade	C
Stories	3
Occupancy	42
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heat Type	Forced Hot Air
AC Percent	100
Heat Percent	100
Bldg Use	Apt Over 8
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Xtra Fixtures	
1st Floor Use	
Frame	Wood
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	
% Sprinkler	

Building 2 : Section 1

Year Built:	2017
Living Area:	32,441
Replacement Cost:	\$3,670,672
Building Percent Good:	10

Building Photo

 Building Photo
(http://images.vgsi.com/photos/RandolphMAPphotos//\00\01\88/

Building Layout


FUS[17274]

FUS[17274]

BAS[18351]

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	21,576	21,576
BAS	First Floor	10,865	10,865
BSM	Basement	10,500	0
		42,941	32,441

Building Photo

 Building Photo
(http://images.vgsi.com/photos/RandolphMAPphotos//\00\01\88/

Building Layout

Replacement Cost
Less Depreciation: \$367,100

Building Attributes : Bldg 2 of 6	
Field	Description
STYLE	Apartment Commercial
MODEL	Commercial
Grade	C
Stories	3
Occupancy	28
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heat Type	Forced Hot Air
AC Percent	100
Heat Percent	100
Bldg Use	Apt Over 8
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Xtra Fixtures	
1st Floor Use	
Frame	Wood
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	
% Sprinkler	

Building 3 : Section 1

Year Built: 2017
Living Area: 51,069
Replacement Cost: \$5,369,525
Building Percent Good: 20
Replacement Cost
Less Depreciation: \$1,073,900

FUS[10788]


FUS[10788]

BAS[10865]

BSM[10500]

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	21,576	21,576
BAS	First Floor	10,865	10,865
BSM	Basement	10,500	0
		42,941	32,441

Building Photo

 Building Photo
(http://images.vgsi.com/photos/RandolphMAPhotos//\00\01\88/

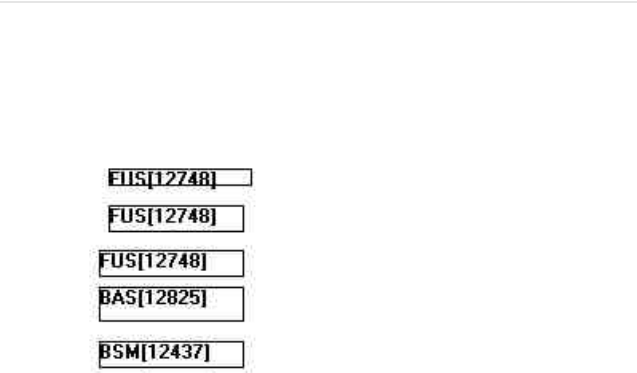
Building Attributes : Bldg 3 of 6	
Field	Description
STYLE	Apartment Commercial
MODEL	Commercial
Grade	C
Stories	4
Occupancy	45
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heat Type	Forced Hot Air
AC Percent	100
Heat Percent	100
Bldg Use	Apt Over 8
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Xtra Fixtures	
1st Floor Use	
Frame	Wood
Plumbing	Average
Foundation	Conc Block
Partitions	Average
Wall Height	
% Sprinkler	

Building 4 : Section 1

Year Built:	2017
Living Area:	69,309
Replacement Cost:	\$7,067,203
Building Percent Good:	40
Replacement Cost Less Depreciation:	\$2,826,900


Building Attributes : Bldg 4 of 6	
Field	Description

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	38,244	38,244
BAS	First Floor	12,825	12,825
BSM	Basement	12,437	0
		63,506	51,069

Building Photo

 Building Photo
(<http://images.vgsi.com/photos/RandolphMAPPhotos//\00\01\88/>)

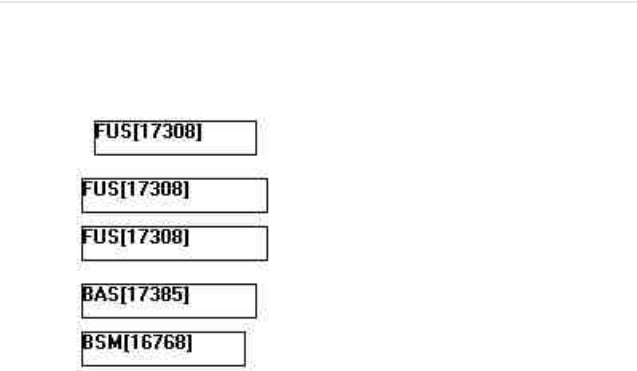
STYLE	Apartment Commercial
MODEL	Commercial
Grade	C
Stories	4
Occupancy	63
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heat Type	Forced Hot Air
AC Percent	100
Heat Percent	100
Bldg Use	Apt Over 8
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Xtra Fixtures	
1st Floor Use	
Frame	Wood
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	
% Sprinkler	

Building 5 : Section 1

Year Built:	2017
Living Area:	70,173
Replacement Cost:	\$6,941,753
Building Percent Good:	30
Replacement Cost Less Depreciation:	\$2,082,500


Building Attributes : Bldg 5 of 6	
Field	Description
STYLE	Apartment Commercial

Building Layout



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	51,924	51,924
BAS	First Floor	17,385	17,385
BSM	Basement	16,768	0
		86,077	69,309

Building Photo

 Building Photo
 (http://images.vgsi.com/photos/RandolphMAPotos//\00\01\88/3

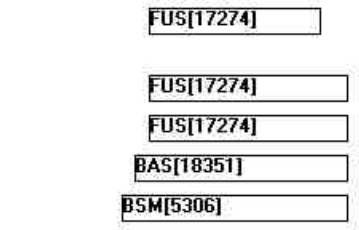
MODEL	Commercial
Grade	C
Stories	4
Occupancy	56
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heat Type	Forced Hot Air
AC Percent	100
Heat Percent	100
Bldg Use	Apt Over 8
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Xtra Fixtures	
1st Floor Use	
Frame	Wood
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	
% Sprinkler	

Building 6 : Section 1

Year Built: 2017
Living Area: 5,400
Replacement Cost: \$568,620
Building Percent Good: 90
Replacement Cost Less Depreciation: \$511,800


Building Attributes : Bldg 6 of 6	
Field	Description
STYLE	Club House
MODEL	Commercial

Building Layout



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	51,822	51,822
BAS	First Floor	18,351	18,351
BSM	Basement	5,306	0
		75,479	70,173

Building Photo

 Building Photo
 (http://images.vgsi.com/photos/RandolphMAPotos//\00\01\88/3

Grade	C
Stories	1
Occupancy	
Exterior Wall 1	Brick
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heat Type	Forced Hot Air
AC Percent	100
Heat Percent	100
Bldg Use	Apt Over 8
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Xtra Fixtures	
1st Floor Use	
Frame	Wood
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	
% Sprinkler	

Building Layout



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	5,400	5,400
		5,400	5,400

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	1120
Description	Apt Over 8
Zone	RH
Neighborhood	IA

Land Line Valuation

Size (Acres)	13.86
Frontage	
Depth	
Assessed Value	\$1,722,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$0	\$1,600,950	\$1,600,950
2016	\$0	\$352,500	\$352,500
2015	\$0	\$335,450	\$335,450

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$1,601,000	\$1,601,000
2016	\$0	\$352,500	\$352,500
2015	\$0	\$335,500	\$335,500

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