

Situs : 326 SPRINGSIDE AVE 0	PARCEL ID: J110002018	Class : 340	Card: 1 of 1	Printed: December 12, 2025
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CURRENT OWNER	GENERAL INFORMATION
THREE TWENTY SIX SPRINGSIDE AVE LLC 44 SCHOOL ST #325 BOSTON MA 02108 6690/4	Living Units Neighborhood 67 Alternate ID Vol / Pg 6690/4 District Zoning BG Class COMMERCIAL

Property Notes



J110002018 01/23/2019

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF	11,211		58,530
Total Acres: .2574 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Prior
Land	58,500	58,500	58,500	58,500	58,500
Building	95,900	95,900	86,000	95,900	89,100
Total	154,400	154,400	144,500	154,400	147,600
Manual Override Reason Base Date of Value Value Flag INCOME APPROACH Effective Date of Value 01/01/2025 Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
03/15/19	TD	Entry & Sign	Other
08/19/08	CLT	Entry & Sign	Tenant

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/12/20	160,000	Land + Bldg	Private Sale No Put On Market	6690/4	Quit Claim	THREE TWENTY SIX SPRINGSIDE AVE LLC
02/04/13		Land + Bldg	Transfer Of Convenience	5132/221		REM & LPM NOMINEE TRUST
10/31/94	50,000	Land + Bldg	Change After Sale (Physical)	1461/634		RONALD E MASON REVOC FAMILY TRUST
10/15/93	10	Land + Bldg	Repossession	1420/288		TURNERS FALLS DEVELOPMENT CORP
08/19/92	125,000	Land + Bldg	Repossession	1370/611		MULTIBANK WEST

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1950 /
Building # 1
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units 1
Grade C-
Covered Parking
Uncovered Parking
DBA ALARMS OF
BERKSHIRE COUNT

Building Other Features

Line	Type	+/-	Meas1	Meas2	#	Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	#	Stops	Ident	Units
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Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	2,304	208	Support Area	8	None	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	2	2
2	01	01	100	2,304	208	Multi-Use Office	12	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	2
3	01	01	100	63	25	Multi-Use Office	8	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,304	Support Area		26	26,790
2	2,304	Multi-Use Office		30	80,450
3	63	Multi-Use Office		30	3,440

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Det Garage	1950	24	40	1	960	C	3	2	8,580
2	Asph Pav	1980	1	2,000	1	2,000	C	3	3	3,240
3	Light - In	2005			1	1	D	3	3	70
4	Light - Me	1950			1	1	D	3	3	230

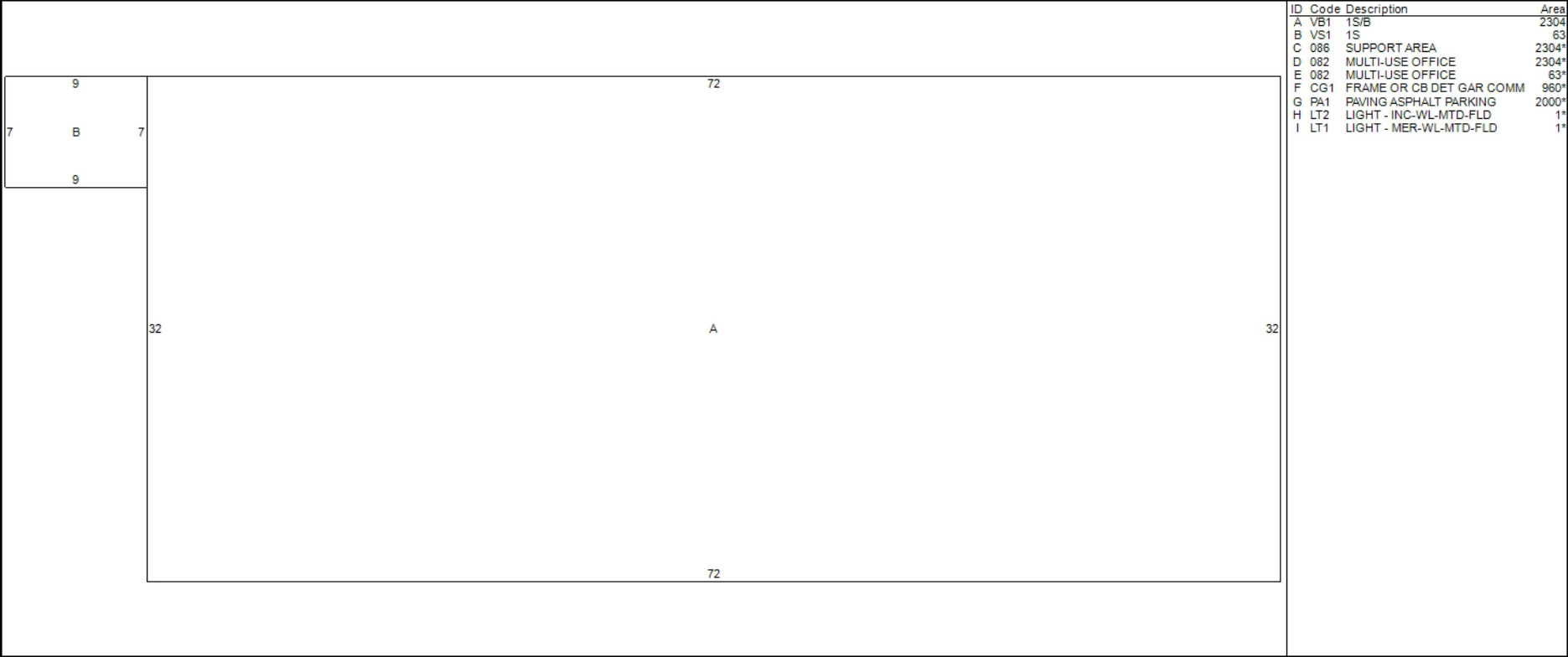
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S		Shell Income Use Group	0			105				0							
24	S	001	Multi-Use Office	0	2,367	11.55	105	28,706	10		0	25,835	25			6,459	6,459	19,376

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	4,671
								Replace, Cost New Less Depr	110,680
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	70
								Final Building Value	77,476
								Value per SF	16.59

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	19,376
		Capitalization Rate	0.125500
		Sub total	154,390
		Residual Land Value	
		Final Income Value	154,390
		Total Gross Rent Area	4,671
		Total Gross Building Area	4,671