

PROPERTY LOCATION

476 BROADWAY
METHUEN, MA 01844

OWNERSHIP

189 NORTH MAIN ST LLC
30 LOG BRIDGE RD STE 200
MIDDLETON, MA 01949-0000

Occ	I/E	Type
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PREVIOUS OWNER

GREATER LAWRENCE EDUCATIONAL
COLLABERATIVE
10 PEMBERTON WAY
LAWRENCE, MA 01843-0000

NARRATIVE DESCRIPTION

This parcel contains 7.185 A of land mainly classified as Office with an Office building built about 1960, having primarily Conc. Block Exterior and 51,040 Square Feet, with 1 Commercial Unit.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	CITY	100.0
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	BH	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

LAND SECTION (340)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
340	Office		1	174,240		S	Site	1	012.25	11.03		CG	1								1,921,000		0	0.00000		1	1,921,000	
340	Office		1	3.185		A	Excess	1	040,000	40,000		CG	1								127,400		0	0.00000		1	127,400	
Total AC/HA				7.19	Total SF/SM			312,979.00	Parcel LUC340 - Office					P. NBC Desc					COMM GD		Tot	2,048,400	Spl Credit		0.00	Tot	2,048,400	

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
340	2,673,400	93,500	7.19	2,048,400	4,815,300
Building Total	2,673,400	93,500	7.19	2,048,400	4,815,300
Parcel Total	2,673,400	93,500	7.19	2,048,400	4,815,300
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	94.34	Tot Val SF/Prcd	94.34

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	FV	340	2,673,400	93,500	7.185	2,048,400	4,815,300	4,815,300	2026/LDS 12/11/25 12:08	12/11/2025
2025	FV	340	2,482,200	93,500	7.185	1,970,000	4,545,700	4,545,700	Year End Roll	01/06/2025
2024	FV	340	1,679,981	82,200	8.33	1,663,000	3,425,181		0 final billing	12/11/2023
2023	FV	340	2,382,900	82,200	8.33	1,741,400	4,206,500		0 Year End Roll	12/22/2022
2022	FV	340	2,441,700	153,400	8.33	1,663,000	4,258,100		0 Year End Roll	12/29/2021
2021	FV	340	2,362,000	153,400	8.33	1,584,500	4,099,900		0 Year End Roll	01/07/2021
2020	FV	943	3,200,900	153,400	8.33	1,506,100	4,860,400		0 Year End Roll	01/09/2020
2019	FV	943	2,751,200	160,300	8.33	1,427,700	4,339,200		0 Year End Roll	01/10/2019
2018	FV	934	2,751,800	160,300	8.33	1,427,700	4,339,800	4,339,800	Year End Roll	01/03/2018
2017	FV	934	2,717,600	85,900	8.33	1,427,700	4,231,200	4,231,200	Year End Roll	1/5/2017

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
01/02/2026	I&EM	Theresa Solom
06/24/2025	15	Mike Cassidy
01/01/2025	I&EM	CAROLYN TOT
01/01/2024	I&EM	THERESA SOL
10/27/2023	15	PATRIOT PRO
01/01/2023	I&EM	CAROLYN TOT
09/21/2022	15	Mike Cassidy
03/02/2022	I&ER	THERESA SOL
01/01/2022	I&EM	THERESA SOL
01/01/2021	I&EM	CAROLYN TOT
12/27/2017	FRRV	MICHELE MAS

LEGAL DESCRIPTION

0	PL 18320
0	
4	Lot Size
	Total Land
6	Land Unit Type

CATALIS
ADVANCING GOVERNMENT.
ENGAGING CITIZENS.



User Account
500
GIS Coord 1
GIS Coord 2
Insp Date
06/24/2025
Print Date / Time
1/13/2026 8:27 am
Last Date / Time
2/13/25 12:00 am
SEDoeherty
USER DEFINED
PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map
610

Exterior Information

Type	71 - Office		
Story Hght	2 - 2 Story		
(Liv) Units	0	Tot	1
Found	6 - Slab		
Frame	2 - Steel		
P. Wall	21 - Conc. Block		
Sec Wall	7 - Brick		10
Roof Str	4 - Flat		
Roof Cvr	4 - Tar & Gravel		
Color	Brick		
View	A - Average		
Shape			
Bl'd Name			

Grade	C - Average		
Year Blt	1960	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Avg Ht / Fl	10.00		
P. Int Wall	1 - Drywall		
Sec Int Wall			
Partition	T - Typical		
P. Floor	4 - Carpet		
Sec Floor	5 - Lino/Vinyl		10%
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	3 - Typical		
Insulation	2 - Typical		
Int Vs Ext	S		
Heat Fuel	2 - Gas		
Heat	1 - Forced H/Air		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed	
85	Paving	D	Y	1	84200.00	A	AV	1983	1.75	T	33%	340	1	CG	1		1	77,000	77,000	
87	Fence-4	D	Y	1	260.00	A	AV	1983	6.60	T	33%	340	1	CG	1		1	1,100	1,100	
77	Lite-Single	D	Y	2	1.00	A	AV	1983	610.00	T	33%	340	1	CG	1		1	800	800	
78	Lite-Double	D	Y	2	1.00	A	AV	1983	825.00	T	33%	340	1	CG	1		1	1,100	1,100	
83	Sign	D	Y	2	150.00	A	AV	2023	60.00	T	5%	340	1	CG	1		1	13,500	13,500	
91	Load Leveler	M	S	4	1.00	A	AV	2021	3,500.00	T	0%	340	1	CG	1		1	14,000	14,000	
Building Totals		Yard Item Appr								93,500	Special Feature Appr								107,500	107,500
Parcel Totals		Yard Item Appr								93,500	Special Feature Appr								107,500	107,500

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	14	Rtng	G - Good

Other Features

Kitchens	0	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AG - Avg-Good	36
Functional		
Economic		
Special		
Override		
Total		36%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng		Ind Val		

Comments

CLOSED 610-123-48B, 49, 50 AND ADDED TO THIS PARCEL
FY14. Pleasant St Designs has a TIF FY2022 - FY2028. SEE TIF
FOLDER. SEE PRIVATE NOTES. PL 18320 SPLITS THIS
PARCEL INTO 2 LOTS. TWO BUILDINGS DEMOED. NEW LAND
AREA FOR 610-123-51A IS 7.185 ACRES. CREATES
610-123-48B, 464 BROADWAY WITH 1.234 ACRES.

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcl Total			

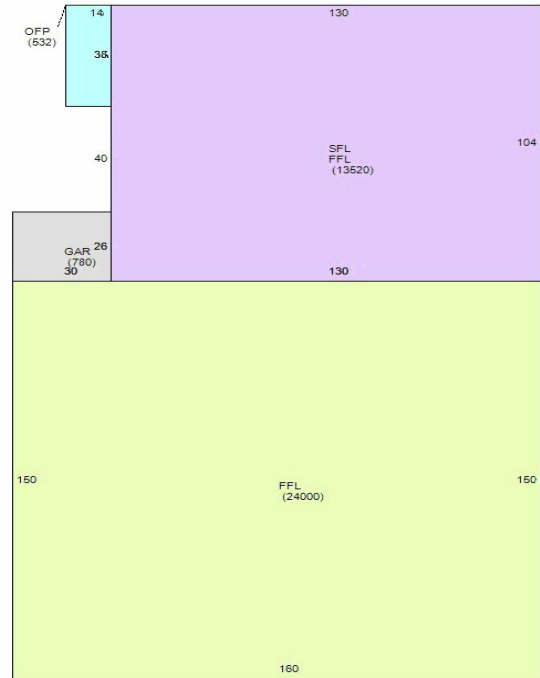
Calc Ladder

Base Rate	95.00	Depr	1,495,913
Size Adj	0.85000	Depr'd Total	2,659,401
Con Adj	0.98213	Juris Ft.	1.0000
Adj Prc	\$ 79.31	Spec. Features	\$ 14,000
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$ 82,856	Final Total	\$ 2,673,400
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 2,673,400
Adj Tot (RCN)	4,155,314	Total \$/SF	\$ 52.38
Depr %	36%	Undepr \$/SF	79.31000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	First Floor	37,520	37,520	37,520	37,520	79.31	2,975,711
SFL	Second Floor	13,520	13,520	13,520	13,520	79.31	1,072,271
GAR	Garage	780	780	0	0	18.21	14,204
OPF	Open Porch	532	532	0	0	19.60	10,427
Building Totals		52,352	52,352	51,040	51,040		4,072,613
Parcel Totals		52,352	63,327	51,040	51,040		4,072,613

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image

