

Situs : 753 PLEASANT ST

PARCEL ID: 015-080

Class: 316

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

NIKO LTD
38 CLARA HOWARD WAY
NORTH EASTON MA 02356
15730/1

GENERAL INFORMATION

Living Units
Neighborhood 432
Alternate ID 183
Vol / Pg 15730/1
District
Zoning R1C
Class COMMERCIAL

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	25,251		202,870
Total Acres: .5797 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	202,900	202,900	202,900	193,200
Building	410,200	369,900	410,200	373,600
Total	613,100	572,800	613,100	566,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	INCOME APPROACH			
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source
06/07/19	CP	Field Review	Other
05/09/02	PJS	Unimproved	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/20/18	70109	50,000	OTHER Repair And Rebuild Ext Masonry V	100
02/21/02	36186	500	BLDG 2 Aw nings On Bl	100
02/06/02	36138	0	BLDG Sign On Buildin	100
03/16/01	34230	4,000	BLDG Add 6 X 12 Vest	100
09/14/98	29560	60,000	BLDG N Frame & Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/16/97		Land + Bldg	Transfer Of Convenience	15730		

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1906 /
Building #	1
Structure Type	Warehouse
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	ATHENA INT FOODS

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Load Dock,St Or Conc		1	600			1								
1	Canopy Only		9	41			1								
1	Load Dock,St Or Conc		9	41			1								
1	Canopy Only		1	600			1								
1	Load Dock,St Or Conc		1	89			1								
3	Enclosed Entry		1	72			1								

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	01	01	100	9,294	412	Warehouse	14	Concrete Bl	Wood Frame/Joist/B	Normal	Unit Heat	Central	Normal	3	3
3	01	01	100	3,240	198	Retail Store	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Electric	Central	Normal	4	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	9,294	Warehouse	45		231,590
3	3,240	Retail Store	50		130,030

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	6,000	1	6,000			3 3	8,240

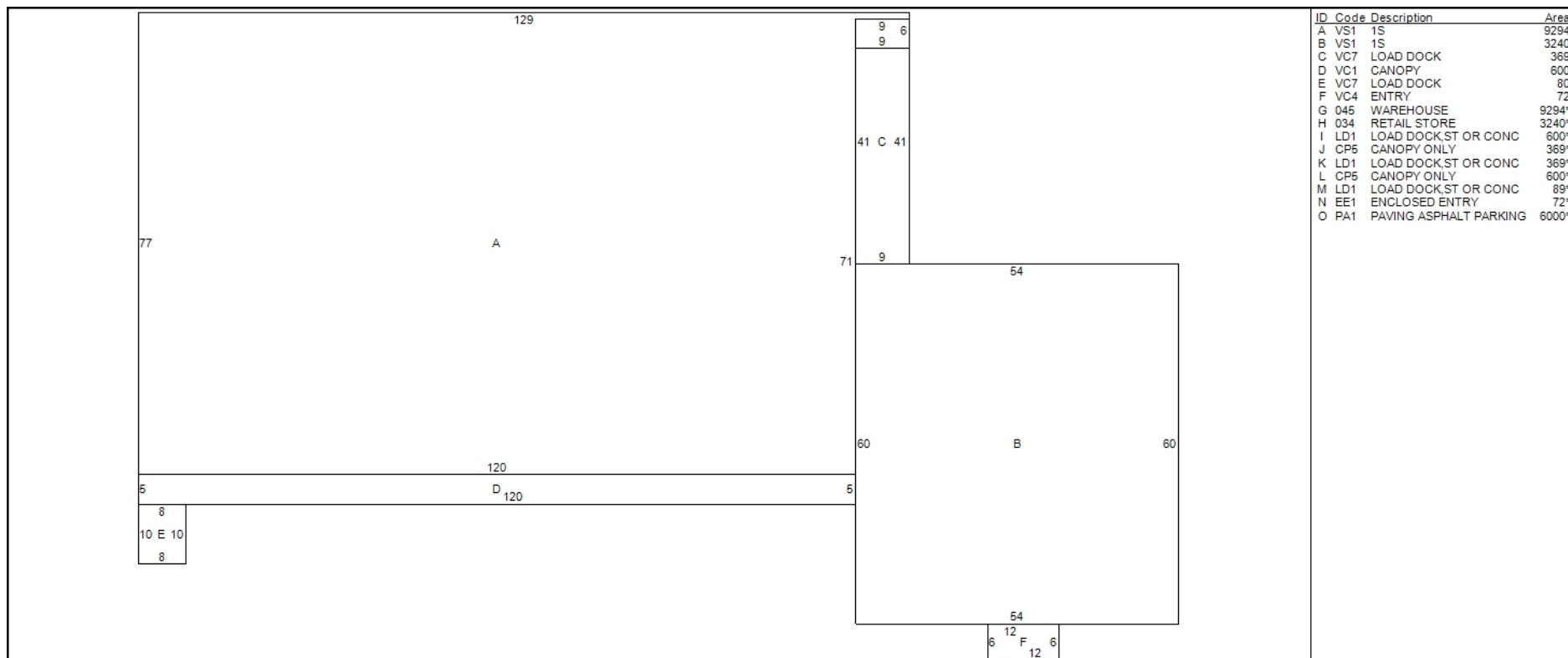
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	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
03	S	002	General Retail Model	0	3,240	12.50	95	38,475	10		0	34,628	25			8,657	8,657	25,971
12	S	002	Warehouse	0	9,294	6.00	95	52,976	12		0	46,619	15			6,993	6,993	39,626

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	12,534
								Replace, Cost New Less Depr	361,620
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	361,620
								Value per SF	28.85

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	65,597
								Capitalization Rate	0.107000
								Sub total	613,056
								Residual Land Value	
								Final Income Value	613,056
								Total Gross Rent Area	12,534
								Total Gross Building Area	12,534