

Situs : 70 WESTGATE DR	PARCEL ID: 032-022	Class : 325	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RAY MUCCIS INC 485 WESTGATE DR BROCKTON MA 02301 03487/00001	Living Units Neighborhood 443 Alternate ID 1C Vol / Pg 03487/00001 District Zoning C2 Class COMMERCIAL

Property Notes



032-022 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 35,009			367,620
Total Acres: .8037 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	367,600	367,600	367,600	350,100
Building	671,600	629,100	671,600	689,100
Total	1,039,200	996,700	1,039,200	1,039,200
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

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
06/19/15	B62398A	26,000	BLDG	Rubber Roof	100
05/01/15	S62000	0	BLDG	Replace Sign	100
10/11/07	49055A	390,928	BLDG	Remodel Interio	100
08/15/07	49055	500,000	BLDG	Bld Dental Offi	100
08/15/07	49066	0	BLDG	Sign Face, Lett	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3487/1		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1965 /
Building # 1
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA SMALL SMILES
DENTAL

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Ovrhd Dr-Mtr-Op-Wd-Mt		7	8		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	10,800	480	Offices	14	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	10,800	Offices		50	601,690

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	20,000	C	3	3	27,450

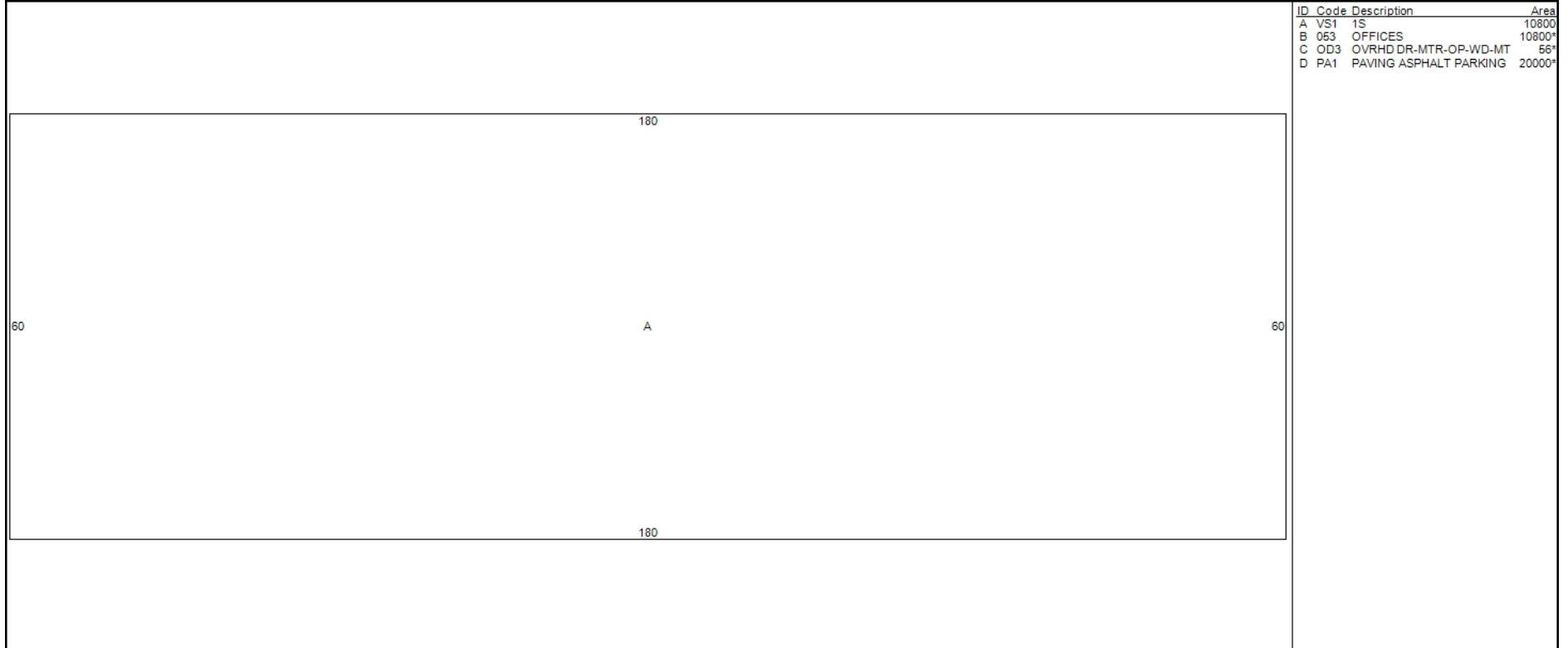
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Additional Property Photos



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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
04	S	003	Office Low Rise 1-3 Sto	0	10,800	16.00	110	190,080	10		0	171,072	35			59,875	59,875	111,197

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	10,800
								Replace, Cost New Less Depr	601,690
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	601,690
								Value per SF	55.71

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	111,197
		Capitalization Rate	0.107000
		Sub total	1,039,224
		Residual Land Value	
		Final Income Value	1,039,224
		Total Gross Rent Area	10,800
		Total Gross Building Area	10,800