

Situs : 84 WESTGATE DR

PARCEL ID: 032-024

Class : 332

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PRIER DUNCAN M TRUSTEE
31 ELLISVILLE RD
PLYMOUTH MA 02360
16394/218 07/10/1998

GENERAL INFORMATION

Living Units
Neighborhood 443
Alternate ID 1B
Vol / Pg 16394/218
District
Zoning C2
Class COMMERCIAL



032-024 03/22/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	1.1600		481,660
Total Acres: 1.16 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	481,700	481,700	481,700	458,700
Building	1,016,300	950,900	1,016,300	1,039,300
Total	1,498,000	1,432,600	1,498,000	1,498,000
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
09/02/99	31337	0	BLDG Install 5 Signs	100
03/30/99	30393	454,311	BLDG Auto Repair Cen	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/10/98	500,000	Land + Bldg	Intra-Corporate	16394/218		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1999 /
Building # 1
Structure Type Auto Service Garag
Identical Units 1
Total Units 1
Grade B-
Covered Parking
Uncovered Parking
DBA MAACO

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Overhead Dr-Wood/Mtl		360	1		8
1	Overhead Dr-Wood/Mtl		288	1		10
1	Sprinkler Sys Wet		14,800	1		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	14,800	548	Auto Parts/Service	24	Concrete Bl	Fire Resistant	Normal	Hot Air	None	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	14,800	Auto Parts/Service		66	911,320

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1999			1	28,000	3	3	38,430
2	Sign 2 Sd	1995	1	20	1	20	3	3	1,170

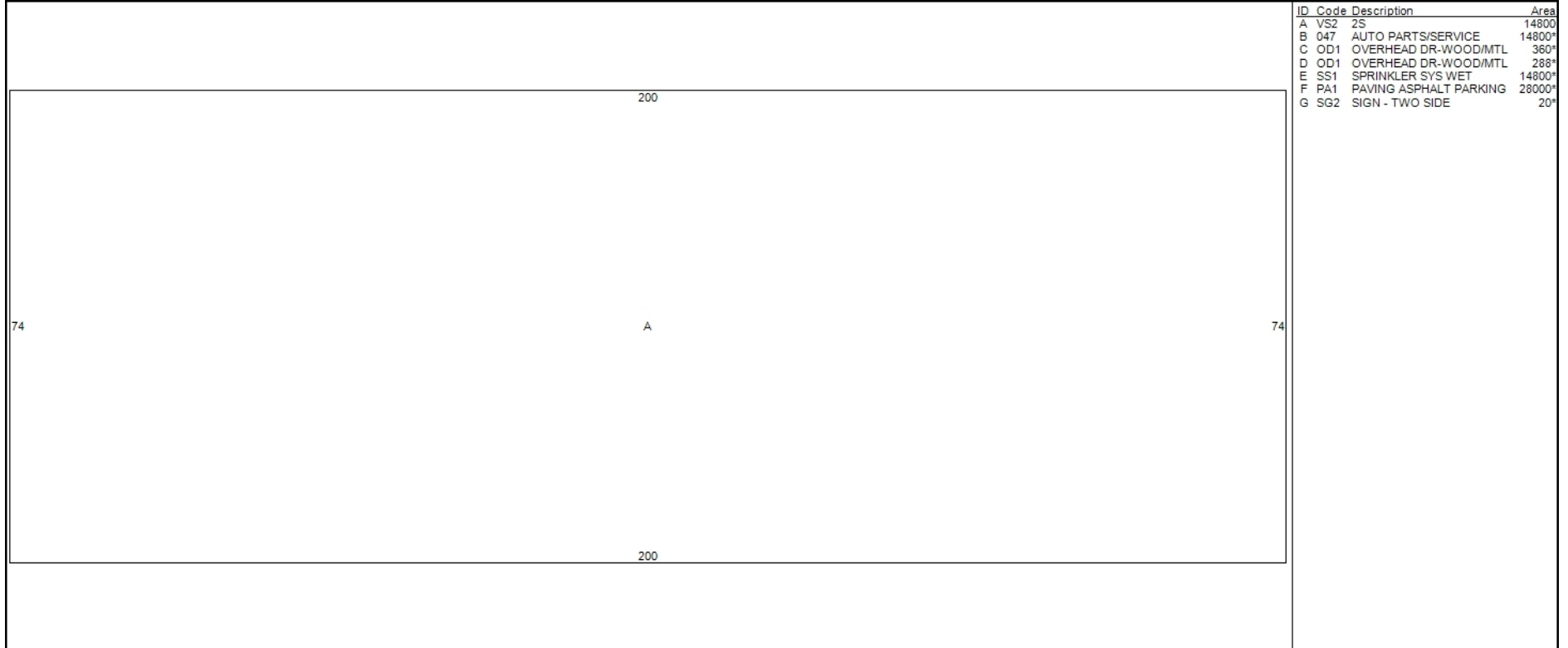
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Additional Property Photos



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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
11	S	003	Auto Service	0	14,800	15.00	95	210,900	5		0	200,355	20			40,071	40,071	160,284

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	14,800
								Replace, Cost New Less Depr	911,320
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	911,320
								Value per SF	61.58

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	160,284
								Capitalization Rate	0.107000
								Sub total	1,497,981
								Residual Land Value	
								Final Income Value	1,497,981
								Total Gross Rent Area	14,800
								Total Gross Building Area	14,800