

Situs : 98 WESTGATE DR

PARCEL ID: 032-025

Class : 325

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MUCCI M ROBERT
RAYMOND A MUCCI JR ETAL TR
15 FORETOP RD
BOURNE MA 02532
11874/00296

GENERAL INFORMATION

Living Units
Neighborhood 443
Alternate ID 2
Vol / Pg 11874/00296
District
Zoning C2
Class COMMERCIAL

Property Notes



032-025 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	1.1400		475,250
Total Acres: 1.14 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	475,300	475,300	475,300	452,600
Building	959,800	938,500	959,800	982,500
Total	1,435,100	1,413,800	1,435,100	1,435,100
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
06/28/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/16/15	S61509	0	BLDG Redo Sign	100
01/16/15	S61508	0	BLDG Sign	100
01/16/15	S61510	0	BLDG Redo Sign	100
11/06/13	B59150	5,000	BLDG Int Remodel	100
05/18/11	54868	8,940	BLDG Section Of Roof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11874/296						

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1968 /
Building # 1
Structure Type Auto Service Garag
Identical Units 1
Total Units 2
Grade B-
Covered Parking
Uncovered Parking
DBA PEP BOYS &
EDIBLE ARRG

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Overhead Dr-Wood/Mtl		10	10		4
2	Canopy Only		35	4		1
2	Ovrhd Dr-Mtr-Op-Wd-Mt		8	8		1
1	Sprinkler Sys Wet		15,400	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	2,100	206	Retail Store	14	Brick & Con	Fire Resistant	Normal	Hot Air	Central	Normal	4	4
2	01	01	100	4,800	213	Auto Parts/Service	14	Brick & Con	Fire Resistant	Normal	Hot Air	None	Normal	4	4
3	01	01	100	5,280	316	Retail Store	14	Brick & Con	Fire Resistant	Normal	Hot Air	Central	Normal	4	4
4	01	01	100	3,220	162	Retail Store	14	Brick & Con	Fire Resistant	Normal	Hot Air	Central	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,100	Retail Store		60	172,120
2	4,800	Auto Parts/Service		60	225,570
3	5,280	Retail Store		60	314,150
4	3,220	Retail Store		60	185,480

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	30,000	C	3	3	41,180

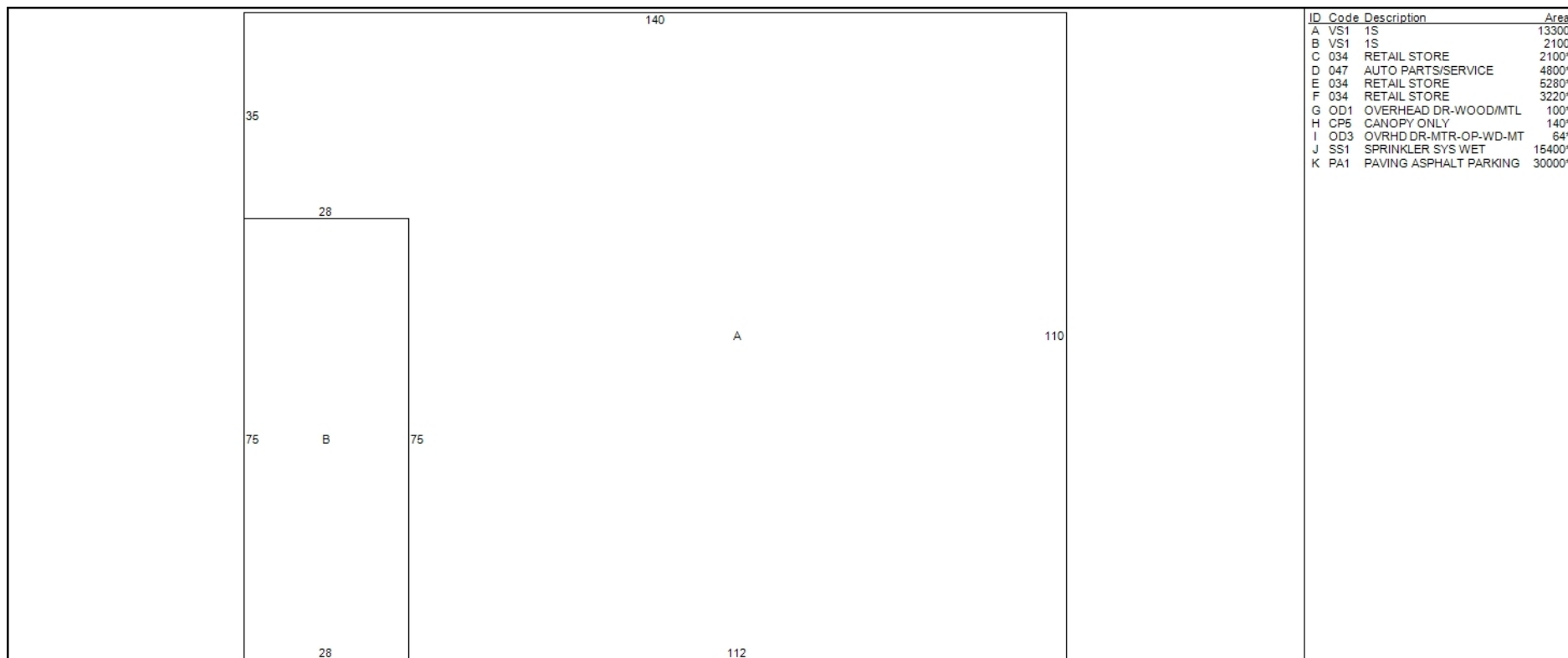
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Additional Property Photos



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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	003	General Retail Model	0	10,600	16.50	85	148,665	10		0	133,799	20			26,760	26,760	107,039
11	S	003	Auto Service	0	4,800	15.00	85	61,200	5		0	58,140	20			11,628	11,628	46,512

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	15,400
								Replace, Cost New Less Depr	897,320
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	897,320
								Value per SF	58.27

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	153,551
		Capitalization Rate	0.107000
		Sub total	1,435,056
		Residual Land Value	
		Final Income Value	1,435,056
		Total Gross Rent Area	15,400
		Total Gross Building Area	15,400