

Situs : 65 WESTGATE DR

PARCEL ID: 032-042

Class: 370

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PATEL WESTGATE RLTY LLC
560 FAUNCE CORNER RD
NORTH DARTMOUTH MA 02747
48822/156 08/21/2017

GENERAL INFORMATION

Living Units
Neighborhood 443
Alternate ID 19
Vol / Pg 48822/156
District
Zoning C2
Class COMMERCIAL



032-042 03/22/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	4.0000		1,390,930
Residual	AC	1.5200		26,620
Total Acres: 5.52				
Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	1,417,600	1,417,600	1,417,600	1,351,300
Building	1,576,900	1,707,800	1,576,900	1,643,200
Total	2,994,500	3,125,400	2,994,500	2,994,500
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
09/03/20	DB	Entry & Sign	Other
05/01/20	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/03/20	471	24,000	EXTERIOR R W S	0
04/18/19	BP-19-590	5,000,000	REMODEL Not Yet Started 6.24.20 Jc	0
10/30/06	47568	0	BLDG Elec Message Ct	0
11/17/05	45485	3,400	BLDG 26 X 10 X 6 Aw n	0
09/29/04	42789	3,000	BLDG 26' Aw ning	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/21/17	330,000	Land + Bldg	Includes Pp/Good Will	48822/156 2989/107	Quit Claim	PATEL WESTGATE RLTY LLC

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1962 /
Building # 1
Structure Type Bow ling Alley
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA WESTGATE LANES

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Canopy Roof/Slab		10	25		1
2	Canopy Roof/Slab		1	760		1
2	Enclosed Entry		11	18		1
1	Sprinkler Sys Wet		57,374	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	6,008	199	Bar Lounge	14	Brick & Con	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3
2	01	01	100	50,246	851	Multi-Use Retail	14	Brick & Con	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	2
3	01	01	100	1,120	102	Multi Use Storage	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,008	Bar Lounge		45	323,340
2	50,246	Multi-Use Retail		40	1,184,280
3	1,120	Multi Use Storage		45	28,580

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1999			1	125,000	C	3 3	171,560

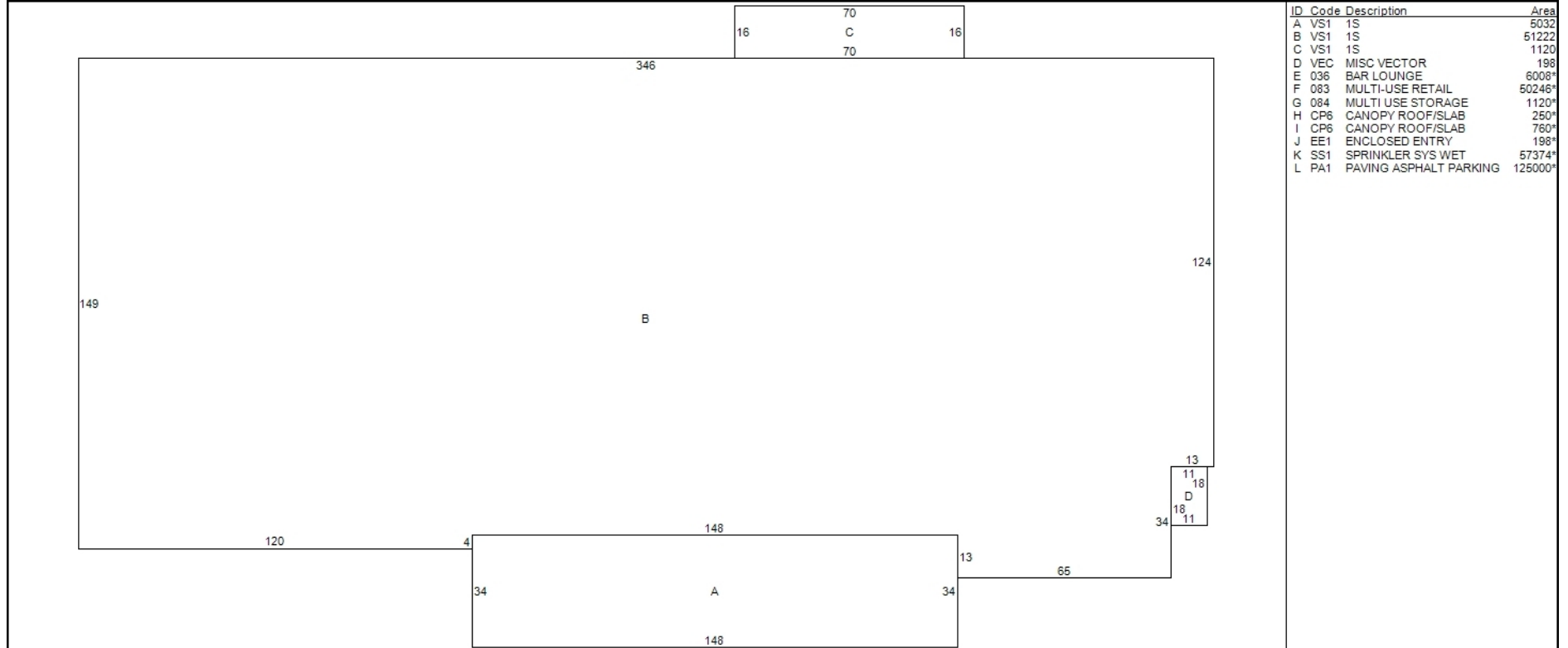
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model 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
05	S	001 Muse Strg/Hvy Man/Mi	0	1,120	2.00	65	1,456	20		0	1,165	30			350	350	815
23	S	004 Converted & Multi Retail	0	50,246	14.00	65	457,239	12.5		0	400,084	30			120,025	120,025	280,059
25	S	002 Muse Rest/Bar/Tavern	0	6,008	15.00	65	58,578	10		0	52,720	25			13,180	13,180	39,540

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	57,374
								Replace, Cost New Less Depr	1,536,200
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	1,536,200
								Value per SF	26.78

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
HARRY'S WESTGATE PUB GRILLE		Total Net Income	320,414
		Capitalization Rate	0.107000
		Sub total	2,994,523
		Residual Land Value	
		Final Income Value	2,994,523
		Total Gross Rent Area	57,374
		Total Gross Building Area	57,374