

Situs : 27 WESTGATE DR

PARCEL ID: 032-043

Class : 326

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

ABBEY ROAD REALTY LLC  
PO BOX 819  
SOUTH EASTON MA 02375  
43738/128 10/22/2013

## GENERAL INFORMATION

Living Units  
Neighborhood 443  
Alternate ID 21  
Vol / Pg 43738/128  
District  
Zoning C2  
Class COMMERCIAL



032-043 03/22/2020

## Property Notes

10/2013 FRCL&amp;RESALE SAME DEED

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	20,643		262,030
Total Acres: .4739 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	262,000	262,000	262,000	249,500
Building	559,400	563,800	559,400	558,200
Total	821,400	825,800	821,400	807,700
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
08/10/20	DB	Entry & Sign	Other
12/05/14	JPO	Entry & Sign	Other
07/25/14	JPO	Entry & Sign	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/11/14	O60868	0	BLDG Com Occupancy	100
10/16/14	B60985	22,000	BLDG 3 Furnaces/Ac	0
09/25/14	B60868	178,000	BLDG Tenant Fit Out	0
07/30/14	O78409	0	BLDG Com Occupancy	0
05/22/14	S59958	0	BLDG 3 Signs	0

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/22/13	400,000	Land + Bldg	Sale After Foreclosure	43738/128		ABBEY ROAD REALTY LLC
04/08/03	335,000	Land + Bldg	Change After Sale (Physical)	24741/130		

Inspection Witnessed By \_\_\_\_\_

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**Building Information**

Year Built/Eff Year 2003 /  
 Building # 1  
 Structure Type Retail Single Occup  
 Identical Units 1  
 Total Units 1  
 Grade C+  
 # Covered Parking  
 # Uncovered Parking  
 DBA FIVE GUYS, MOE'S  
 SW GRILLE

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Sprinkler Sys Wet		130	40		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	5,200	340	Restaurant	12	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4
2	02	02	100	800	120	Multi-Use Office	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	5,200	Restaurant		68	477,510
2	800	Multi-Use Office		68	57,050

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	2003			1	15,443		4 4	29,200

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					ID	Code	Description	Area
					A	VS1	1S	4400
					B	VS2	2S	800
					C	031	RESTAURANT	5200*
					D	082	MULTI-USE OFFICE	800*
					E	SS1	SPRINKLER SYS WET	5200*
					F	PA1	PAVING ASPHALT PARKING	15443*

  

					110				20			
					40				40			
					110				20			

### 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
16	S	002 General Restaurant	0	5,200	20.00		104,000	10		0	93,600	15			14,040	14,040	79,560
24	S	004 Converted & Multi Office	0	800	14.00		11,200	12.5		0	9,800	30	50		1,470	1,470	8,330

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	6,000
								Replace, Cost New Less Depr	534,560
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	534,560
								Value per SF	89.09

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	87,890
								Capitalization Rate	0.107000
								Sub total	821,402
								Residual Land Value	
								Final Income Value	821,402
								Total Gross Rent Area	6,000
								Total Gross Building Area	6,000