

Situs : 5 WESTGATE DR

PARCEL ID: 032-044

Class : 325

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

TOMA REALTY LLC  
1353 COMMERCIAL STREET  
WEYMOUTH MA 02189  
35816/131 04/04/2008

## GENERAL INFORMATION

Living Units  
Neighborhood 443  
Alternate ID 22  
Vol / Pg 35816/131  
District  
Zoning C2  
Class COMMERCIAL



032-044 03/22/2020

## Property Notes

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	29,160		324,630
Total Acres: .6694 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	324,600	324,600	324,600	309,100
Building	513,200	476,500	513,200	528,700
Total	837,800	801,100	837,800	837,800
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
04/17/18	CP	Field Review	Other
12/12/16	HP	Field Review	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/06/17	S67081	0	SIGNS	100
01/06/16	63883	5,500	INT IMPR	100
03/20/12	56228	0	BLDG	0
04/24/08	50051	0	BLDG	0
04/24/08	50052	0	BLDG	0

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/04/08	950,000	Land + Bldg	Includes Pp/Good Will	35816/131		

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

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## Building Information

Year Built/Eff Year 1970 /  
Building # 1  
Structure Type Retail Multi Occup  
Identical Units 1  
Total Units  
Grade C  
# Covered Parking  
# Uncovered Parking  
DBA GW TOMA/GITTA'S  
HAIR/LIBERTY T

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Only		4	130		1
1	Sprinkler Sys Wet		9,400	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	5,200	300	Retail Store	14	Brick & Con	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4
2	01	01	100	4,200	228	Retail Store	14	Brick Or Stc	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	Retail Store		60	252,400
2	4,200	Retail Store		60	189,130

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2000			1	25,500	C	3	3	35,000

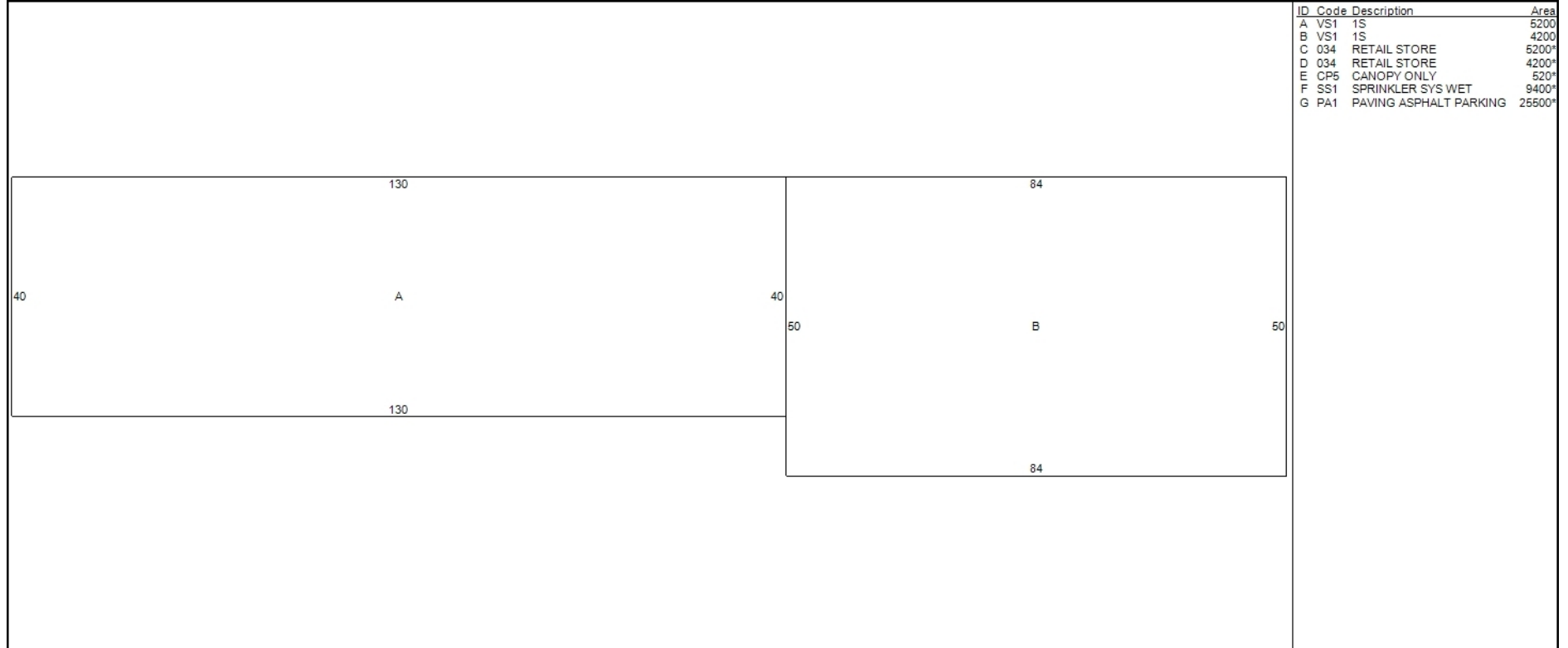
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### Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Grp	Mod Type	Inc Mod	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
03	S	003	General Retail Model	0	9,400	16.50	85	131,835	10	150	0	112,060	20			22,412	22,412	89,648

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	9,400
								Replace, Cost New Less Depr	441,530
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	441,530
								Value per SF	46.97

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
CPR CELL PHONE REPAIR OFFICE SPACE FOR LEASE		Total Net Income	89,648
		Capitalization Rate	0.107000
		Sub total	837,832
		Residual Land Value	
		Final Income Value	837,832
		Total Gross Rent Area	9,400
		Total Gross Building Area	9,400