

Situs : 41 WALL ST	PARCEL ID: 056-102	Class : 013	Card: 1 of 3	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TARTAGLIA CHARLES H PENELOPE A TARTAGLIA ETAL TR 9 DEPOT PLACE S EASTON MA 02375 07318/00018	Living Units 7 Neighborhood 450 Alternate ID 198BLMNT Vol / Pg 07318/00018 District Zoning C2 Class COMMERCIAL

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,067		134,440
Total Acres: .1622 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	134,400	134,400	134,400	128,000
Building	585,100	600,600	585,100	591,500
Total	719,500	735,000	719,500	719,500
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
12/16/16	CP	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
09/19/16	65503	4,000	OTHER	Sheetrock And A Few Walls	100
09/19/16	37644	3,000	BLDG	Ceilings, Shtrk	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
7318/18						

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	Residential 2 Family
Identical Units	1
Total Units	2
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	GYGY'S BREAKFAST/APTS

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	B1	B1	100	711	108	Unfin Res Bsmt	8	None	Wood Frame/Joist/B	None	None	None	None	3	3
2	01	01	100	1,016	132	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	533	81	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

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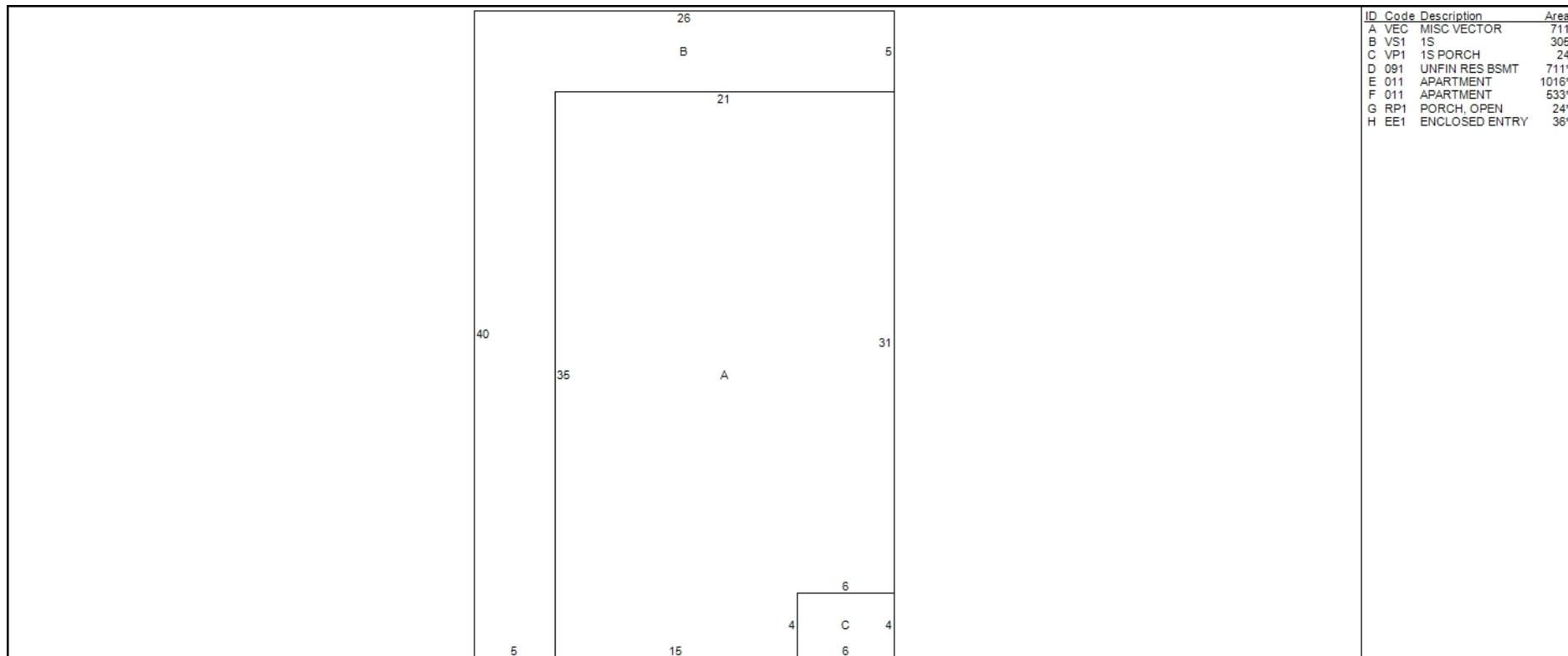
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Additional Property Photos



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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
00	S	Shell Income Use Group	0	2,041						0							
01	A	002 Apartments/Per Unit	7	5,042			89,100	5		0	84,645	40			33,858	33,858	50,787
16	S	001 General Restaurant	0	1,440	15.00		21,600	15		0	18,360	20			3,672	3,672	14,688

Apartment Detail - Building 1 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	1	1	\0	1	12,300	12,300
2	011 Apartment	1	2	\0	1	13,800	13,800

Building Cost Detail - Building 1 of 3

Total Gross Building Area	2,260
Replace, Cost New Less Depr	142,140
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	142,140
Value per SF	62.89

Notes - Building 1 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	65,475
Capitalization Rate	0.091000
Sub total	719,505
Residual Land Value	
Final Income Value	719,505
Total Gross Rent Area	6,482
Total Gross Building Area	8,523

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Building	585,100	600,600	585,100	591,500
Total	719,500	735,000	719,500	719,500
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
12/16/16	CP	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
09/19/16	65503	4,000	OTHER	Sheetrock And A Few Walls	100
09/19/16	37644	3,000	BLDG	Ceilings, Shtrk	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Building Information		Building Other Features															
Year Built/Eff Year	1900 /	<u>Line Type</u>		<u>+/-</u>	<u>Meas1</u>	<u>Meas2</u>	<u># Stops</u>	<u>Ident</u>	<u>Units</u>	<u>Line Type</u>		<u>+/-</u>	<u>Meas1</u>	<u>Meas2</u>	<u># Stops</u>	<u>Ident</u>	<u>Units</u>
Building #	1	2	Porch, Open		4	6			1								
Structure Type	Residential 4 Family	2	Enclosed Entry		5	6			1								
Identical Units	1																
Total Units	5																
Grade	C+																
# Covered Parking																	
# Uncovered Parking																	
DBA																	

Line	Level From - To		Int Fin	Interior/Exterior Information												Physical	Functional
				Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing				
1	B1	B1	100	1,330	148	Unfin Res Bsmt	8	None	Wood Frame/Joist/B	None	None	None	None	3	3		
2	01	01	100	1,414	172	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4		
3	02	02	100	1,414	160	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4		
4	03	03	100	665	74	Apartment	8	Frame	Wood Frame/Joist/B	Below Normal	Hw /Steam	None	Normal	4	4		

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,330	Unfin Res Bsmt	45		10,120
2	1,414	Apartment	60		135,620
3	1,414	Apartment	60		128,110
4	665	Apartment	60		58,700

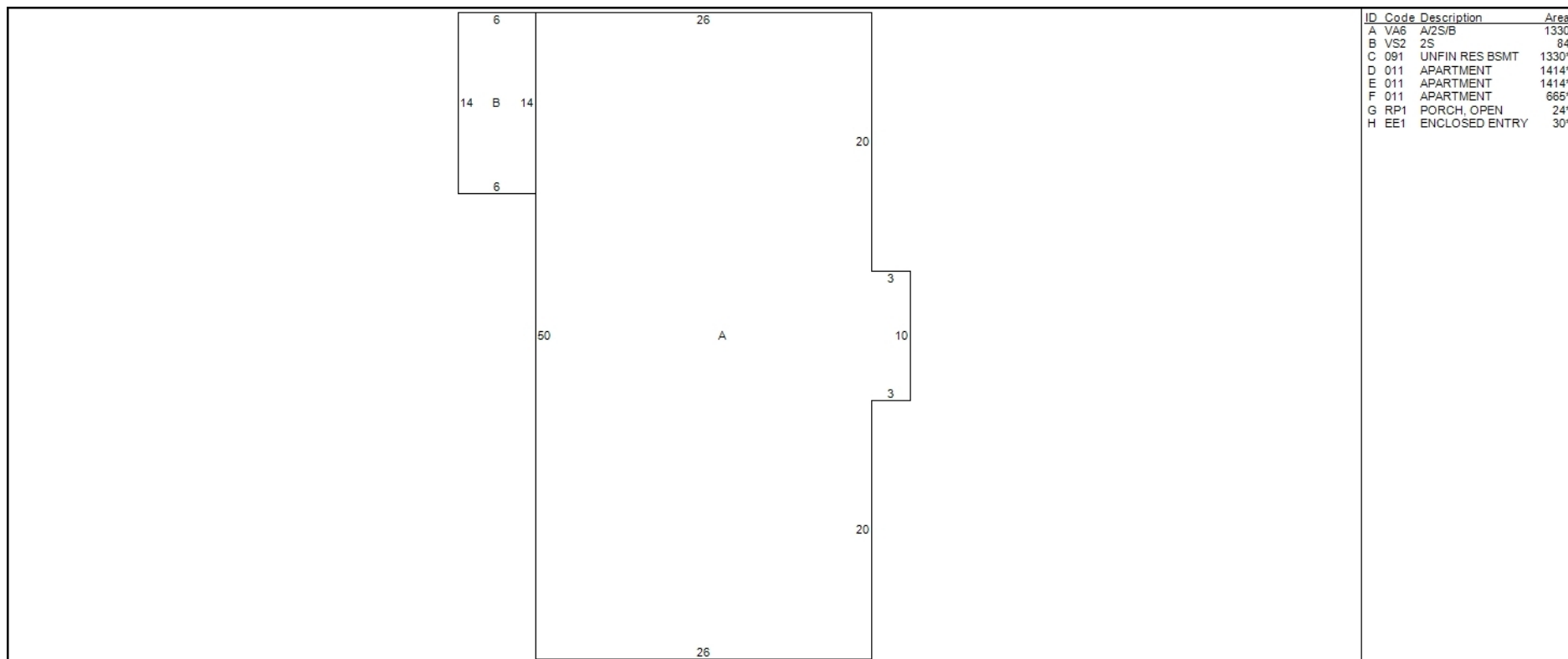
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Additional Property Photos



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00	S	Shell Income Use Group	0	2,041						0							
01	A	002 Apartments/Per Unit	7	5,042			89,100	5		0	84,645	40			33,858	33,858	50,787
16	S	001 General Restaurant	0	1,440	15.00		21,600	15		0	18,360	20			3,672	3,672	14,688

Apartment Detail - Building 2 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	4	1	\0	4	12,300	49,200
2	011 Apartment	1	2	\0	1	13,800	13,800

Building Cost Detail - Building 2 of 3

Total Gross Building Area	4,823
Replace, Cost New Less Depr	332,550
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	332,550
Value per SF	68.95

Notes - Building 2 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	65,475
Capitalization Rate	0.091000
Sub total	719,505
Residual Land Value	
Final Income Value	719,505
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Entrance Information			
Date	ID	Entry Code	Source
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Permit Information					
Date Issued	Number	Price	Purpose		% Complete
09/19/16	65503	4,000	OTHER	Sheetrock And A Few Walls	100
09/19/16	37644	3,000	BLDG	Ceilings, Shtrk	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Restaurant
Identical Units 1
Total Units 1
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
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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	1,440	152	Restaurant	12	Masonry & I	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	1,440	Restaurant		60	125,950

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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	<div>40</div> <div>36</div> <div>A</div> <div>36</div> <div>40</div>		<table> <tr> <th>ID</th><th>Code</th><th>Description</th><th>Area</th></tr> <tr> <td>A</td><td>VS1</td><td>1S</td><td>1440</td></tr> <tr> <td>B</td><td>031</td><td>RESTAURANT</td><td>1440*</td></tr> </table>	ID	Code	Description	Area	A	VS1	1S	1440	B	031	RESTAURANT	1440*
ID	Code	Description	Area												
A	VS1	1S	1440												
B	031	RESTAURANT	1440*												

Additional Property Photos

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01	A	002 Apartments/Per Unit	7	5,042			89,100	5		0	84,645	40			33,858	33,858	50,787
16	S	001 General Restaurant	0	1,440	15.00		21,600	15		0	18,360	20			3,672	3,672	14,688

Apartment Detail - Building 3 of 3								Building Cost Detail - Building 3 of 3	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	1,440
								Replace, Cost New Less Depr	125,950
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	125,950
								Value per SF	87.47

Notes - Building 3 of 3								Income Summary (Includes all Building on Parcel)	
								Total Net Income	65,475
								Capitalization Rate	0.091000
								Sub total	719,505
								Residual Land Value	
								Final Income Value	719,505
								Total Gross Rent Area	6,482
								Total Gross Building Area	8,523