

Situs : 199 BELMONT ST

PARCEL ID: 057-040

Class : 326

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

COHEN MARIA ROCHA TRUSTEE  
OF KINGSLEY ST RLTY TRUST  
62 SANDY RIDGE RD  
STOUGHTON MA 02072  
05981/00331

## GENERAL INFORMATION

Living Units  
Neighborhood 450  
Alternate ID 199  
Vol / Pg 05981/00331  
District  
Zoning C1  
Class COMMERCIAL

## Property Notes



057-040 03/18/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,557		137,420
Total Acres: .1735 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	137,400	137,400	137,400	130,800
Building	74,700	92,600	74,700	81,300
Total	212,100	230,000	212,100	212,100
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
01/27/17	JPO	Entry & Sign	Ow ner

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/26/99	30790	0	BLDG 1 Sign	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				5981/331		

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

Situs : 199 BELMONT ST

Parcel Id: 057-040

Class: 326

Card: 1 of 1

Printed: October 28, 2020

## Building Information

Year Built/Eff Year 1930 /  
Building # 1  
Structure Type Restaurant  
Identical Units 1  
Total Units  
Grade C-  
# Covered Parking  
# Uncovered Parking  
DBA DOE-E-DUCK  
DONUTS-COFFEE

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Canopy Only		165	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	B1	B1	100	1,273	154	Support Area	9	None	Wood Frame/Joist/B	None	None	None	None	2	2
2	01	01	100	1,273	154	Restaurant	14	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	2

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,273	Support Area		30	13,250
2	1,273	Restaurant		40	71,090

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	6,000	1	6,000		3	3	8,240

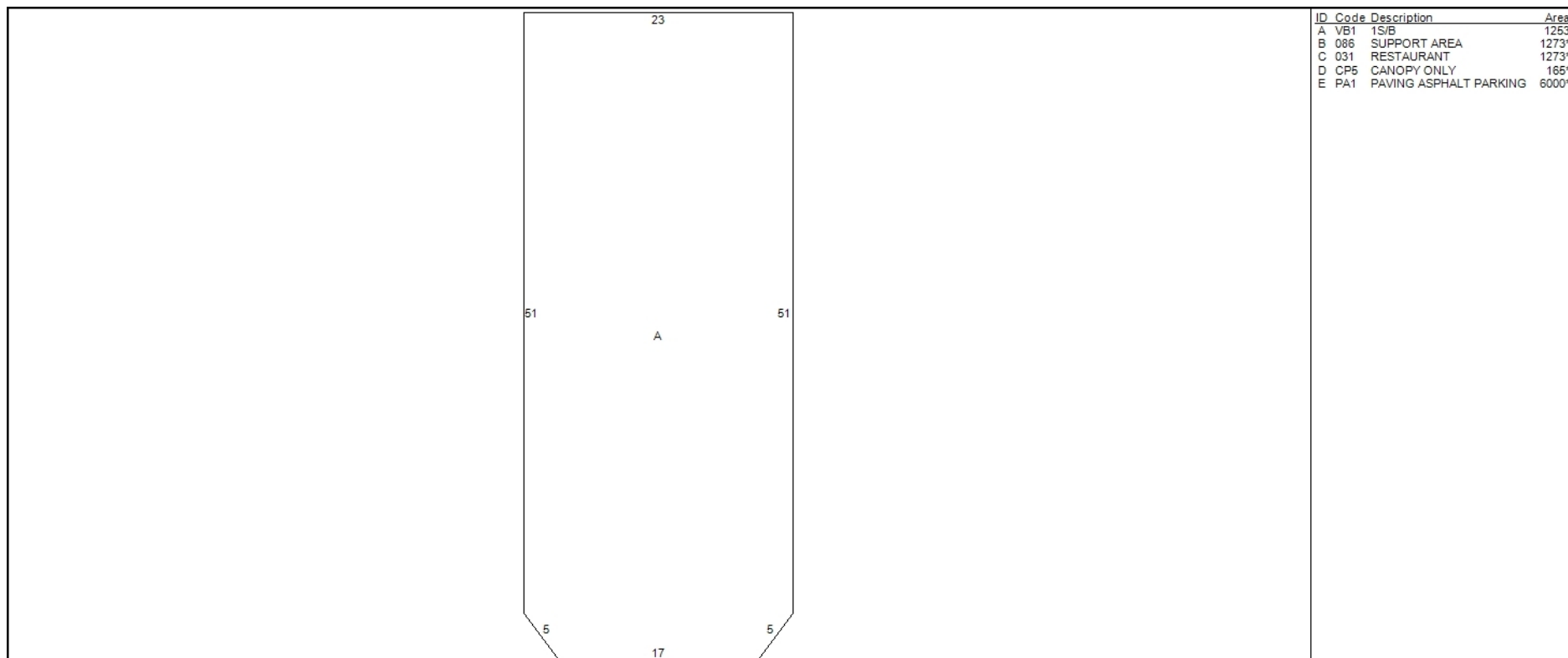
Situs : 199 BELMONT ST

Parcel Id: 057-040

Class: 326

Card: 1 of 1

Printed: October 28, 2020



**Additional Property Photos**



Situs : 199 BELMONT ST	Parcel Id: 057-040	Class: 326	Card: 1 of 1	Printed: October 28, 2020
------------------------	--------------------	------------	--------------	---------------------------

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
00	S		Shell Income Use Group	0							0							
16	S	001	General Restaurant	0	1,273	15.00	165	31,507	15	55	0	28,892	20			5,778	5,778	23,114

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	2,546
								Replace, Cost New Less Depr	84,340
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	84,340
								Value per SF	33.13

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	23,114
		Capitalization Rate	0.109000
		Sub total	212,055
		Residual Land Value	
		Final Income Value	212,055
		Total Gross Rent Area	2,546
		Total Gross Building Area	2,546