

Situs : 226 W ELM ST

PARCEL ID: 057-092

Class: 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

FERRARA SHAYNE F
MARK A HENDRICKSON
16 WEBSTER ST
ROCKLAND MA 02370
51253/225 06/19/2019

GENERAL INFORMATION

Living Units 4
Neighborhood 4311
Alternate ID 19-1ELM
Vol / Pg 51253/225
District
Zoning R3
Class APARTMENT

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		112,000
Residual	U	0.00		
Total Acres: .324 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	112,000	112,000	112,000	108,500
Building	335,500	335,000	335,500	339,000
Total	447,500	447,000	447,500	447,500
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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/03/13	B58963	10,000	BLDG Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/19/19	1	Land + Bldg	Transfer Of Convenience	51253/225	Quit Claim	FERRARA SHAYNE F
07/06/18	1	Land + Bldg	Transfer Of Convenience	50013/89	Quit Claim	FERRARA SHAYNE F TR
06/29/17	304,000	Land + Bldg	Repossession	48604/249	Quit Claim	OCEAN MANAGEMNT CO LLC
03/30/17	311,600	Land + Bldg	Repossession	48256/21	Foreclosure	BANK OF AMERICA NA
10/21/08	290,000	Land + Bldg	Valid Sale	36463/311		
07/23/99	175,900	Land + Bldg	Valid Sale	17695/4		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1910 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 4
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch, Enclosed		1	60		1
1	Porch, Enclosed		1	198		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	1,249	160	Unfin Res Bsmt	9	Frame	Wood Frame/Joist/B	Normal	None	None	None	2	2
2	01	01	100	1,249	160	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	1,249	160	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	03	03	100	499	64	Support Area	9	Frame	Wood Frame/Joist/B	Normal	None	None	None	3	2
5	B1	B1	100	918	124	Unfin Res Bsmt	9	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
6	01	01	100	918	124	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
7	02	02	100	918	124	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
8	01	01	100	36	17	Apartment	9	Frame	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	1,249	Unfin Res Bsmt		30	12,090
2	1,249	Apartment		45	89,380
3	1,249	Apartment		45	86,090
4	499	Support Area		40	8,600
5	918	Unfin Res Bsmt		30	5,660
6	918	Apartment		45	66,110
7	918	Apartment		45	63,700
8	36	Apartment		45	3,380

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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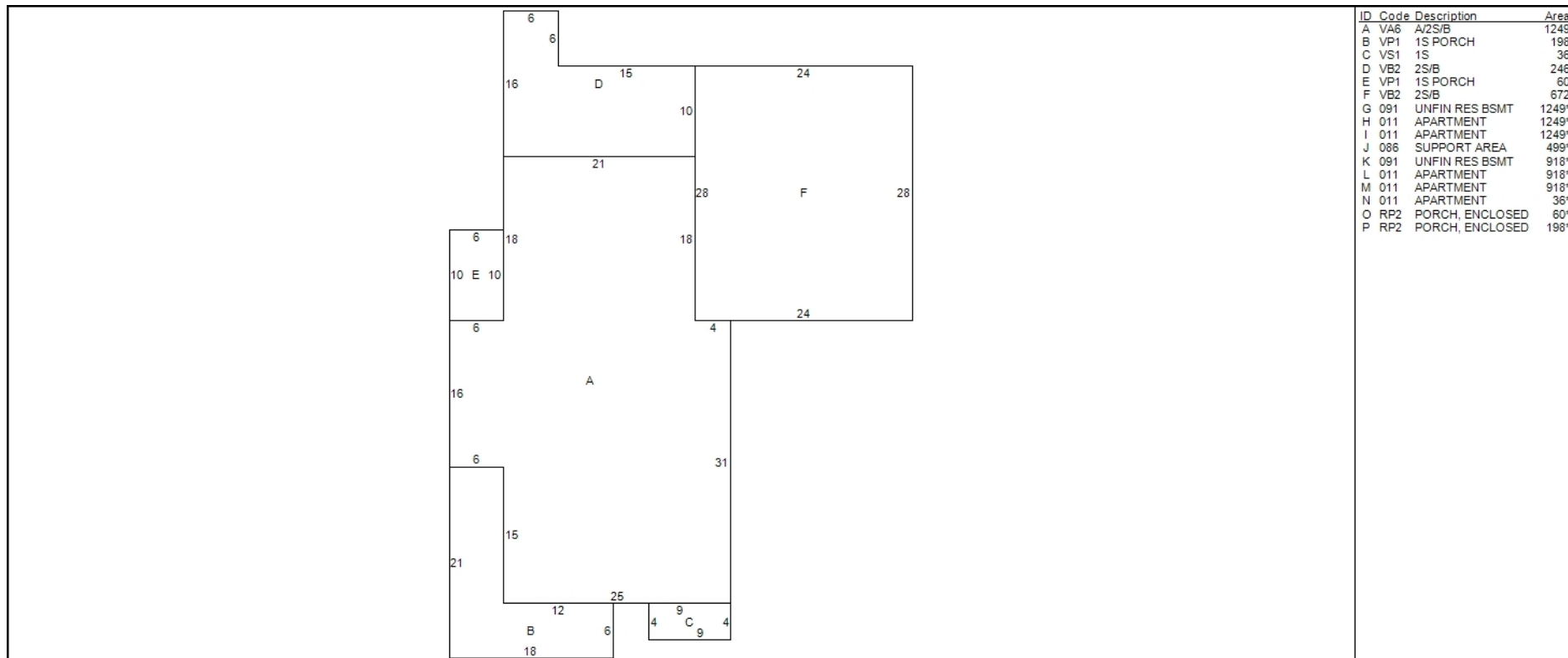
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Additional Property Photos

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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	2,167						0							
01	A	002 Apartments/Per Unit	4	4,370		120	60,840	5		0	57,798	40			23,119	23,119	34,679

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	3	1	10	3	36,900
2	011	Apartment	1	2	10	1	13,800

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	7,036
Replace, Cost New Less Depr	335,010
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	335,010
Value per SF	47.61

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	34,679
Capitalization Rate	0.077500
Sub total	447,471
Residual Land Value	
Final Income Value	447,471
Total Gross Rent Area	4,869
Total Gross Building Area	7,036