

Situs : 578 N MAIN ST

PARCEL ID: 097-063

Class : 013

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

THOBY HILAIRE G
JOCELENE THOBY
10 JOHN FLANAGAN CR
RANDOLPH MA 02368
26362/293 08/29/2003

GENERAL INFORMATION

Living Units 2
Neighborhood 452
Alternate ID 178 MAIN
Vol / Pg 26362/293
District
Zoning C2
Class COMMERCIAL

Property Notes



097-063 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,358		92,520
Total Acres: .0771 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	92,500	92,500	92,500	88,100
Building	225,000	230,800	225,000	229,400
Total	317,500	323,300	317,500	317,500
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
10/15/10	54014	1,800	BLDG 8 Wndw s/Trim	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/29/03	222,500	Land + Bldg	Valid Sale	26362/293		THOBY HILAIRE G
06/25/99	118,000	Land + Bldg	Valid Sale	17598/238		

Inspection Witnessed By _____

Situs : 578 N MAIN ST

Parcel Id: 097-063

Class: 013

Card: 1 of 1

Printed: October 28, 2020

Building Information

Year Built/Eff Year 1920 / 1990
Building # 1
Structure Type Mixed Res/Comm
Identical Units 1
Total Units 4
Grade C+
Covered Parking
Uncovered Parking
DBA J&T LAUNDROMAT
ET AL

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		8	16		1
2	Porch, Enclosed		8	16		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	1,350	154	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,350	154	Retail Store	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Unit	Above Nc	4	4
3	02	02	100	1,350	154	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,350	Support Area		53	30,240
2	1,350	Retail Store		64	78,370
3	1,350	Apartment		57	121,600

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence	1980	1	360	1	360	C	3	4	550

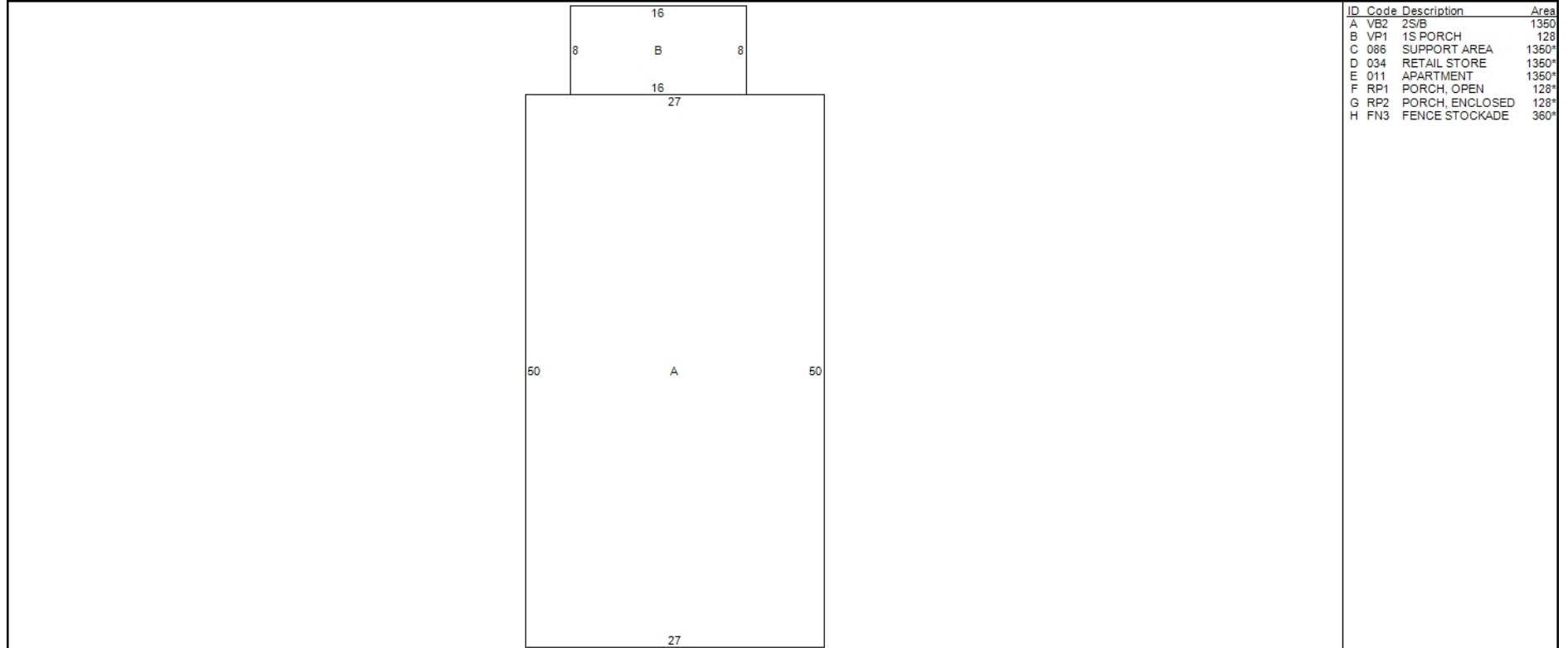
Situs : 578 N MAIN ST

Parcel Id: 097-063

Class: 013

Card: 1 of 1

Printed: October 28, 2020



Additional Property Photos



Situs : 578 N MAIN ST	Parcel Id: 097-063	Class: 013	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	------------	--------------	---------------------------

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							0							
01	A	002 Apartments/Per Unit	2	1,350		110	28,710	5		0	27,275	40			10,910	10,910	16,365
03	S	002 General Retail Model	0	1,350	12.50	110	18,563	10		0	16,707	25			4,177	4,177	12,530

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	1	1	\0	1	12,300	12,300	Total Gross Building Area	
2	011 Apartment	1	2	\0	1	13,800	13,800	Replace, Cost New Less Depr	
								Percent Complete	
								Number of Identical Units	
								Economic Condition Factor	
								Final Building Value	
								Value per SF	

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
JOCELENE;S UNISEX HAIR SUPPLY		Total Net Income	
		Capitalization Rate	
		Sub total	
		Residual Land Value	
		Final Income Value	
		Total Gross Rent Area	
		Total Gross Building Area	