

Situs : 911 N MAIN ST	PARCEL ID: 102-040	Class: 112	Card: 1 of 1	Printed: November 17, 2020
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CURRENT OWNER	GENERAL INFORMATION
DUNWORTH EAMON S MARY DUNWORTH 367 LAKE ST BELLINGHAM MA 02019 35914/10 04/30/2008	Living Units 14 Neighborhood 4523 Alternate ID 270 MAIN Vol / Pg 35914/10 District Zoning C5 Class APARTMENT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	U	14.00		350,000
Total Acres: .1387 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	350,000	350,000	350,000	101,000
Building	758,900	750,300	758,900	1,011,600
Total	1,108,900	1,100,300	1,108,900	1,112,600
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/30/08	664,000	Land + Bldg	Valid Sale	35914/10		DUNWORTH EAMON S
01/08/03	620,000	Land + Bldg	Valid Sale	23899/282		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Apartments - Garde
Identical Units 1
Total Units 14
Grade C+
Covered Parking
Uncovered Parking
DBA THE KERRI-ANN

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		5	12		1							
3	Porch, Open Upper		6	22		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	1,870	178	Support Area	9	None	Fire Resistant	Normal	None	None	None	4	4
2	01	01	100	2,860	276	Apartment	9	Brick & Con	Fire Resistant	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	2,420	198	Apartment	9	Brick & Con	Fire Resistant	Normal	Hw /Steam	None	Normal	4	4
4	03	03	100	1,990	188	Apartment	9	Brick & Con	Fire Resistant	Normal	Hw /Steam	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,870	Support Area		60	43,480
2	2,860	Apartment		60	294,870
3	2,420	Apartment		60	223,220
4	1,990	Apartment		60	184,720

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Frame Shed	1920	1	96	2	96		3 3	530
2	Asph Pav	1970	1	2,500	1	2,500		3 3	3,430

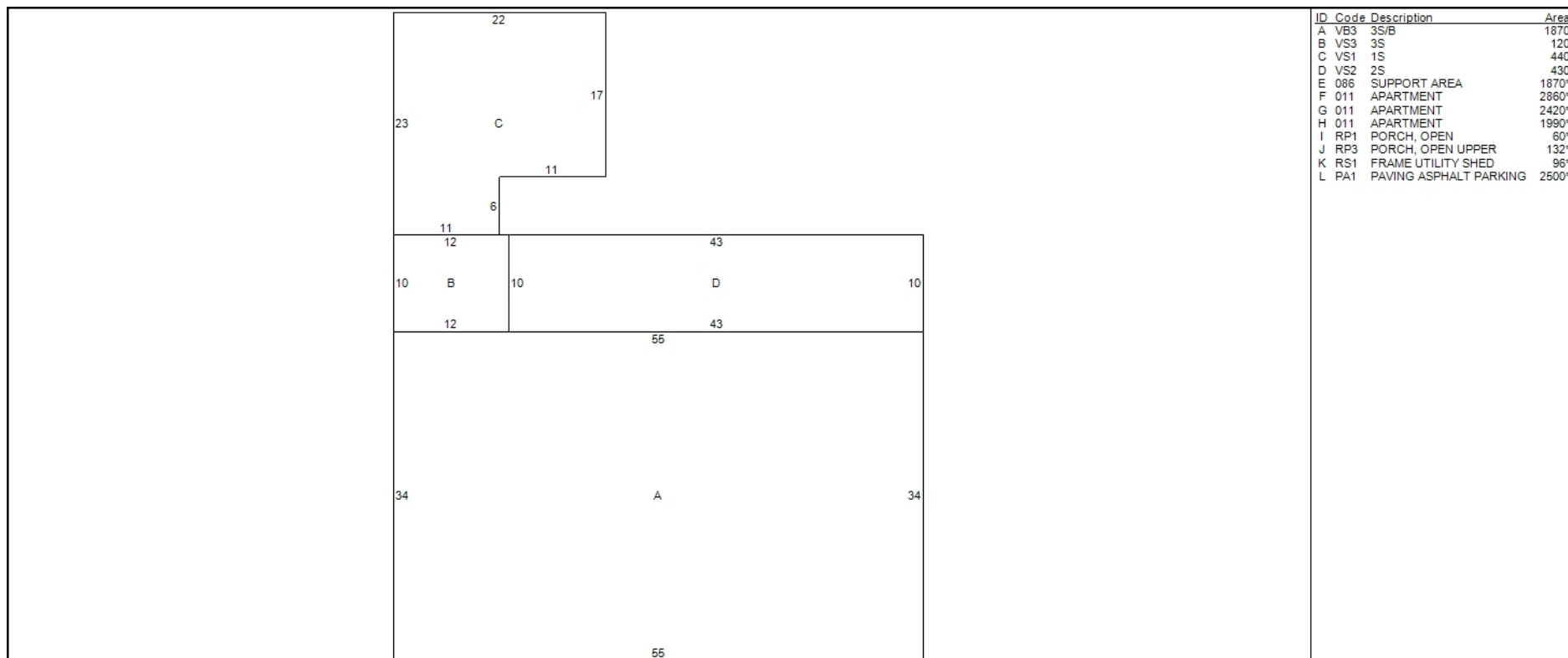
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Additional Property Photos



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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							0							
01	A	002 Apartments/Per Unit	14	7,270		95	150,765	5		0	143,227	40			57,291	57,291	85,936

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	5	0	10	5	48,000
2	011	Apartment	9	1	10	9	110,700

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	9,140
Replace, Cost New Less Depr	746,290
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	746,290
Value per SF	81.65

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	85,936
Capitalization Rate	0.077500
Sub total	1,108,852
Residual Land Value	
Final Income Value	1,108,852
Total Gross Rent Area	9,140
Total Gross Building Area	9,140