

|                     |                    |            |              |                           |
|---------------------|--------------------|------------|--------------|---------------------------|
| Situs : 58 SNELL ST | PARCEL ID: 102-051 | Class: 337 | Card: 1 of 1 | Printed: October 29, 2020 |
|---------------------|--------------------|------------|--------------|---------------------------|

| CURRENT OWNER  | GENERAL INFORMATION  |
|--|--|
| MCDONALDS CORPORATION<br>50 OLIVER ST STE W-1B<br>N EASTON MA 02356<br>09058/00277 | Living Units<br>Neighborhood 463<br>Alternate ID 10<br>Vol / Pg 09058/00277<br>District<br>Zoning R2<br>Class COMMERCIAL |

| Property Notes      |
|---------------------|
| PARKING FOR 102-052 |



| Land Information                      |      |                   |               |        |
|---------------------------------------|------|-------------------|---------------|--------|
| Type                                  | Size | Influence Factors | Influence %   | Value  |
| Secondary                             | SF   | 8,210             | Restr/Nonconf | 41,380 |
| Total Acres: .1885<br>Spot: Location: |      |                   |               |        |

| Assessment Information           |               |        |        |        |
|----------------------------------|---------------|--------|--------|--------|
|                                  | Appraised     | Cost   | Income | Prior  |
| Land                             | 41,400        | 41,400 | 0      | 39,400 |
| Building                         | 22,000        | 22,000 | 0      | 18,000 |
| Total                            | 63,400        | 63,400 | 0      | 57,400 |
| Manual Override Reason           |               |        |        |        |
| Base Date of Value 1/1/2020      |               |        |        |        |
| Effective Date of Value 1/1/2020 |               |        |        |        |
| Value Flag                       | COST 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 |
| 9058/277                |       |      |          |                |           |         |

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

Situs : 58 SNELL ST

Parcel Id: 102-051

Class: 337

Card: 1 of 1

Printed: October 29, 2020

**Building Information**

Year Built/Eff Year /  
Building #  
Structure Type  
Identical Units  
Total Units  
Grade  
# Covered Parking  
# Uncovered Parking  
DBA

**Building Other Features**

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident | Units | Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident | Units |
|------|------|-----|-------|-------|---------|-------|-------|------|------|-----|-------|-------|---------|-------|-------|
|------|------|-----|-------|-------|---------|-------|-------|------|------|-----|-------|-------|---------|-------|-------|

**Interior/Exterior Information**

| Line | Level From - To | Int Fin | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Partitions | Heating | Cooling | Plumbing | Physical | Functional |
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|

**Interior/Exterior Valuation Detail**

| Line | Area | Use Type | % Good | % Complete | Use Value/RCNLD |
|------|------|----------|--------|------------|-----------------|
|------|------|----------|--------|------------|-----------------|

**Outbuilding Data**

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy | Fun | Value |
|------|------|--------|-------|-------|-----|------|-------|-----|-----|-------|
|------|------|--------|-------|-------|-----|------|-------|-----|-----|-------|

|   |          |      |   |       |   |       |  |   |   |        |
|---|----------|------|---|-------|---|-------|--|---|---|--------|
| 1 | Asph Pav | 1991 | 1 | 8,000 | 1 | 8,000 |  | 3 | 3 | 21,960 |
|---|----------|------|---|-------|---|-------|--|---|---|--------|

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**Additional Property Photos**

|                     |                    |            |              |                           |
|---------------------|--------------------|------------|--------------|---------------------------|
| Situs : 58 SNELL ST | Parcel Id: 102-051 | Class: 337 | Card: 1 of 1 | Printed: October 29, 2020 |
|---------------------|--------------------|------------|--------------|---------------------------|

| Income Detail (Includes all Buildings on Parcel) |      |       |             |          |        |        |           |       |     |            |           |         |         |         |          |          |           |
|--|------|-------|-------------|----------|--------|--------|-----------|-------|-----|------------|-----------|---------|---------|---------|----------|----------|-----------|
| Use Mod  | Inc  | Model | Units       | Net Area | Income | Econ   | Potential | Vac   | Vac | Additional | Effective | Expense | Expense | Expense | Other    | Total    | Net       |
| Grp  | Type | Mod   | Description |          | Rate   | Adjust | Gross     | Model | Adj | Income     | Gross     | Model % | Adj %   | Adj     | Expenses | Expenses | Operating |
|  |      |       |             |          |        |        | Income    |       |     |            | Income    |         |         |         |          |          | Income    |
|  |      |       |             |          |        |        |           |       |     |            |           |         |         |         |          |          |           |

| 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              |  |  |  |
|                                    |          |          |      |       |       |      |        | 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) |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                         |  |  |  |  |  |  |  | Total Net Income                                 |  |  |  |
|                         |  |  |  |  |  |  |  | Capitalization Rate                              |  |  |  |
|                         |  |  |  |  |  |  |  | Sub total  |  |  |  |
|                         |  |  |  |  |  |  |  | Residual Land Value                              |  |  |  |
|                         |  |  |  |  |  |  |  | Final Income Value                               |  |  |  |
|                         |  |  |  |  |  |  |  | Total Gross Rent Area                            |  |  |  |
|                         |  |  |  |  |  |  |  | Total Gross Building Area                        |  |  |  |