

Situs : 908 N MONTELLO ST

PARCEL ID: 102-052

Class : 326

Card: 1 of 1

Printed: October 29, 2020

## CURRENT OWNER

MCDONALDS CORPORATION  
50 OLIVER ST STE W-1BN EASTON MA 02356  
03935/00791

## GENERAL INFORMATION

Living Units  
Neighborhood 475  
Alternate ID 11 SNELL  
Vol / Pg 03935/00791  
District  
Zoning C2  
Class COMMERCIAL

## Property Notes



102-052 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 35,774	Location	40	432,970
Total Acres: .8213 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	433,000	433,000	433,000	294,500
Building	949,900	1,000,500	949,900	1,161,200
Total	1,382,900	1,433,500	1,382,900	1,455,700
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
07/31/18	CP	Field Review	Other
10/22/14	JOD	Unimproved	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/25/19	1760	1,000	REMODEL	
07/11/19	BP-19-1160	2,040	REMODEL	
07/11/19	BP-19-1168	995	SIGNS	
07/11/19	BP-19-1167	4,260	SIGNS	
07/11/19	BP-19-1166	2,860	SIGNS	

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
3935/791						

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

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## Building Information

Year Built/Eff Year 2001 / 2008  
Building # 1  
Structure Type Fast Food/Franchise  
Identical Units 1  
Total Units 1  
Grade A  
# Covered Parking  
# Uncovered Parking  
DBA MCDONALD'S

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Canopy Roof/Slab		1,172	1			1								
1	Cooler-Chiller		93	1			1								
1	Cooler-Freezer		148	1			1								
1	Enclosed Entry		90	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	01	01		100	4,378	286	Fast Food	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	5	4

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,378	Fast Food		68	929,420

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2008			1	27,700	C	4	4	57,450
2	Paving Con	2008	1	1,640	1	1,640	C	4	4	7,070
3	Light - Fl	1991			7	1		3	3	4,840
4	Fence	1991	1	1,360	1	1,360		3	3	1,700

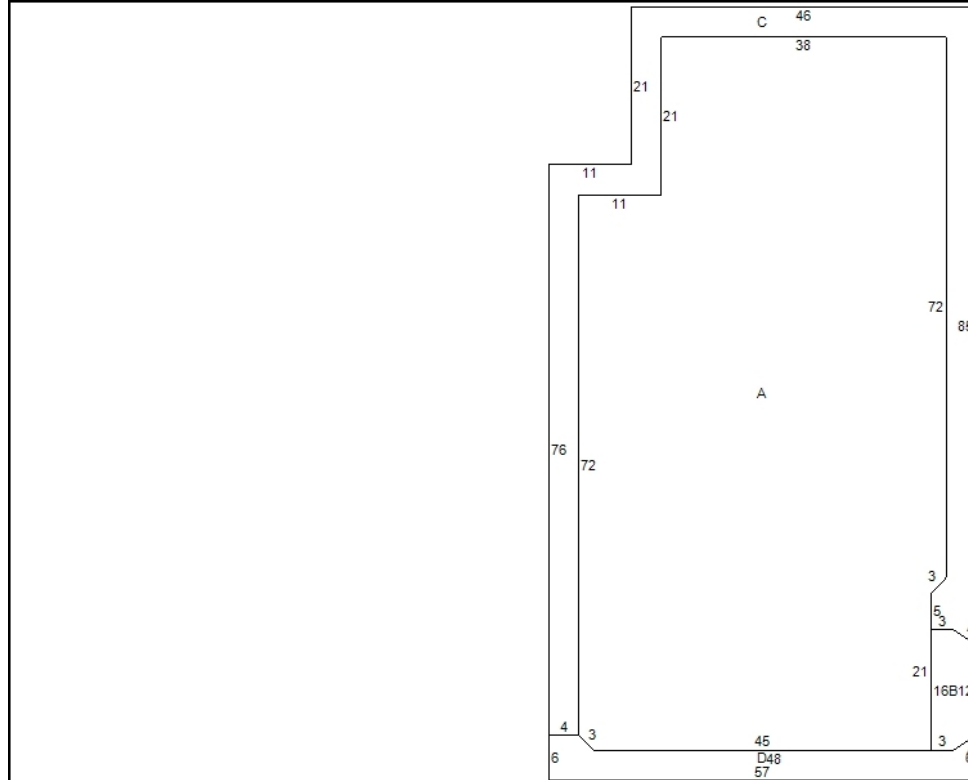
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ID	Code	Description	Area
A	VS1	1S	4378
B	VC4	ENTRY	90
C	VC1	CANOPY	931
D	VC1	CANOPY	241
E	100	FAST FOOD	4378*
F	CP6	CANOPY ROOF/SLAB	1172*
G	CF1	COOLER-CHILLER	93*
H	CF2	COOLER-FREEZER	148*
I	EE1	ENCLOSED ENTRY	90*
J	PA1	PAVING ASPHALT PARKING	27700*
K	PC2	PAVING CONCRETE HEAVY DUTY	1640*
L	LT3	LIGHT - FLO-POLE & BRK	1*
M	FN3	FENCE STOCKADE	1360*

**Additional Property Photos**



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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
20	S	002	Franchise Restaurant	0	4,378	38.50	95	160,125	5		0	152,119	10			15,212	15,212	136,907

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	4,378
								Replace, Cost New Less Depr	929,420
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	929,420
								Value per SF	212.29

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	136,907
								Capitalization Rate	0.099000
								Sub total	1,382,899
								Residual Land Value	
								Final Income Value	1,382,899
								Total Gross Rent Area	4,378
								Total Gross Building Area	4,378