

Situs : 11 WILMINGTON ST

PARCEL ID: 103-063

Class : 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

LINCOLN CHAD M
P O BOX 391
W BRIDGEWATER MA 02379
39059/251 10/01/2010

GENERAL INFORMATION

Living Units 4
Neighborhood 4633
Alternate ID 17
Vol / Pg 39059/251
District
Zoning R2
Class COMMERCIAL



103-063 03/16/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		100,000
Total Acres: .1846 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	100,000	100,000	100,000	110,600
Building	298,500	298,000	298,500	291,200
Total	398,500	398,000	398,500	401,800
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
10/01/10		Land + Bldg	Transfer Of Convenience	39059/251		LINCOLN CHAD M
05/20/10		Land + Bldg	Transfer Of Convenience	38541/20		
04/22/09	105,000	Land + Bldg	Sale After Foreclosure	37091/204		
10/14/08	171,500	Land + Bldg	Repossession	36441/71		
07/23/04	1,000	Land + Bldg	Transfer Of Convenience	28719/092		
04/07/03	332,000	Land + Bldg	Valid Sale	24722/187		
04/11/00	140,100	Land + Bldg	Valid Sale	18425/30		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1884 /
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	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open Upper		9	16			2								

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	1,508	168	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
2	01	01	100	1,508	168	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	1,508	168	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3
4	03	03	100	679	76	Support Area	6	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,508	Support Area		30	9,290
2	1,508	Apartment		60	146,230
3	1,508	Apartment		50	113,670
4	679	Support Area		60	15,110

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Det Garage	1985	1	820	1	820		3	3	13,700

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ID	Code	Description	Area
A	VS2	2S	1508
B	086	SUPPORT AREA	1508*
C	011	APARTMENT	1508*
D	011	APARTMENT	1508*
E	086	SUPPORT AREA	679*
F	RP3	PORCH, OPEN UPPER	144*
G	CG1	FRAME OR CB DET GAR COMM	820*

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	001 Apartments/Per Unit	4	3,016		105	54,180	5		0	51,471	40			20,588	20,588	30,883

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	4	2	10	4	51,600

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	5,203
Replace, Cost New Less Depr	284,300
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	284,300
Value per SF	54.64

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	30,883
Capitalization Rate	0.077500
Sub total	398,490
Residual Land Value	
Final Income Value	398,490
Total Gross Rent Area	5,203
Total Gross Building Area	5,203