

Situs : 7 MONTELLO ST

PARCEL ID: 109-014

Class : 013

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

MACDONALD CRAIG N TRUSTEE
PORTER BUILDING TRUST
26 E WATER ST
ROCKLAND MA 02370
42221/173 11/09/2012

GENERAL INFORMATION

Living Units 19
Neighborhood 474
Alternate ID 86
Vol / Pg 42221/173
District
Zoning C3
Class COMMERCIAL

Property Notes



109-014 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	27.00	-50	378,000
Total Acres: .2485 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	378,000	378,000	378,000	124,000
Building	950,400	986,300	950,400	1,011,500
Total	1,328,400	1,364,300	1,328,400	1,135,500
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
07/12/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/18/18	B69182	1,000	EXTERIOR	Replace Brick Facia
12/15/04	43283	1,500	BLDG	Rep Face Panels
09/21/01	35427	1,500	BLDG	Pt, Caulk, Mold
09/14/00	33493	2,200	BLDG	Shtrk Rug Ceili
04/27/99	30558	4,000	BLDG	Repairs

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/09/12	1,250,000	Land + Bldg	Includes Pp/Good Will	42221/173		MACDONALD CRAIG N TRUSTEE

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Mixed Res/Comm
Identical Units 1
Total Units 19
Grade C+
Covered Parking
Uncovered Parking
DBA PORTER BLOCK
RETAIL + APTS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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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	9,976	404	Support Area	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Below No	2	2
2	01	01	100	9,976	404	Retail Store	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Below No	3	3
3	02	02	100	9,976	404	Apartment	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Below No	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	9,976	Support Area		30	136,590
2	9,976	Retail Store		45	304,190
3	9,976	Apartment		45	655,060

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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	<div>86</div> <div>116</div> <div>A</div> <div>116</div> <div>86</div>		<table> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>VB2</td> <td>2S/B</td> <td>9976</td> </tr> <tr> <td>B</td> <td>086</td> <td>SUPPORT AREA</td> <td>9976*</td> </tr> <tr> <td>C</td> <td>034</td> <td>RETAIL STORE</td> <td>9976*</td> </tr> <tr> <td>D</td> <td>011</td> <td>APARTMENT</td> <td>9976*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A	VB2	2S/B	9976	B	086	SUPPORT AREA	9976*	C	034	RETAIL STORE	9976*	D	011	APARTMENT	9976*
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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	001 Apartments/Per Unit	19	9,976		70	133,980	5		0	127,281	40			50,912	50,912	76,369
03	S	001 General Retail Model	0	9,976	10.00	70	69,832	15		0	59,357	25			14,839	14,839	44,518

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	12	0	\0	12	9,300
2	011	Apartment	7	1	\0	7	11,400

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	29,928
Replace, Cost New Less Depr	1,095,840
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	90
Final Building Value	986,256
Value per SF	32.95

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	120,887
Capitalization Rate	0.091000
Sub total	1,328,429
Residual Land Value	
Final Income Value	1,328,429
Total Gross Rent Area	29,928
Total Gross Building Area	29,928