

Situs : 374 MAIN ST

PARCEL ID: 111-003

Class : 031

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

EDOUARD GUY M TR
MARISE V EDOUARD TR
P O BOX 143
BRIDGEWATER MA 02324
43967/166 12/30/2013

GENERAL INFORMATION

Living Units 4
Neighborhood 441
Alternate ID 378
Vol / Pg 43967/166
District
Zoning C2
Class COMMERCIAL

Property Notes



111-003 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		112,000
Total Acres: .161 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	112,000	112,000	112,000	105,700
Building	405,900	389,100	405,900	412,200
Total	517,900	501,100	517,900	517,900
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
11/12/13	S59175	0	BLDG Move Sign Panel	0
07/28/05	44609	10,300	BLDG Brick Facia	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/30/13	380,000	Land + Bldg	Valid Sale	43967/166		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1932 /
Building # 1
Structure Type Mixed Res/Comm
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA EXCLUSIVE
COLLECTION VARIE

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	3,000	220	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	3,000	220	Retail Store	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Unit	Normal	3	3
3	02	02	100	3,000	220	Apartment	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,000	Support Area		45	55,600
2	3,000	Retail Store		45	110,780
3	3,000	Apartment		45	214,520

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Det Garage	1932	1	600	1	600		3 3	8,200

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		50	A	60	50	60	50																								
												<table><tr><th>ID</th><th>Code</th><th>Description</th><th>Area</th></tr><tr><td>A</td><td>VB2</td><td>2S/B</td><td>3000</td></tr><tr><td>B</td><td>086</td><td>SUPPORT AREA</td><td>3000</td></tr><tr><td>C</td><td>034</td><td>RETAIL STORE</td><td>3000</td></tr><tr><td>D</td><td>011</td><td>APARTMENT</td><td>3000</td></tr><tr><td>E</td><td>CG1</td><td>FRAME OR CB DET GAR COMM</td><td>600</td></tr></table>	ID	Code	Description	Area	A	VB2	2S/B	3000	B	086	SUPPORT AREA	3000	C	034	RETAIL STORE	3000	D	011	APARTMENT
ID	Code	Description	Area																												
A	VB2	2S/B	3000																												
B	086	SUPPORT AREA	3000																												
C	034	RETAIL STORE	3000																												
D	011	APARTMENT	3000																												
E	CG1	FRAME OR CB DET GAR COMM	600																												

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	4	3,000		83	45,816	5		0	43,525	40			17,410	17,410	26,115
03	S	002 General Retail Model	0	3,000	12.50	83	31,125	10		0	28,013	25			7,003	7,003	21,010

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	4	2	10	4	13,800	55,200		
								Total Gross Building Area	9,000
								Replace, Cost New Less Depr	380,900
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	380,900
								Value per SF	42.32

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
HOUSE OF BEAUTY		Total Net Income	47,125
		Capitalization Rate	0.091000
		Sub total	517,857
		Residual Land Value	
		Final Income Value	517,857
		Total Gross Rent Area	9,000
		Total Gross Building Area	9,000