

Situs : SOMERSET PL		PARCEL ID: 112-035		Class : 392		Card: 1 of 1		Printed: October 29, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ROSSI JOSEPH C TR ROSEANNE HART TR 63 PINECREST DR W BRIDGEWATER MA 02379 30211/345 03/24/2005			Living Units Neighborhood 474 Alternate ID 5 Vol / Pg 30211/345 District Zoning C2 Class COMMERCIAL						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Secondary	SF	3,618		18,230					
Total Acres: .0831 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		18,200	18,200	0	17,400				
Building		0	0	0	0				
Total		18,200	18,200	0	17,400				
Manual Override Reason									
Value Flag		COST APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
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			
03/24/05	10	Land Only	Transfer Of Convenience	30211/345					
12/15/98	4,400	Land + Bldg	To/From Exempt Org	16941/121					

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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
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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
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Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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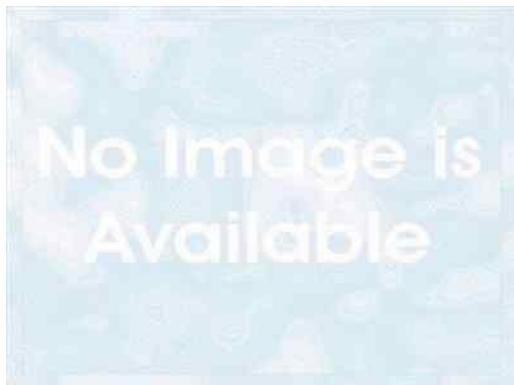
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Additional Property Photos



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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			