

Situs : 467 MONTELLO ST	PARCEL ID: 112-036	Class : 440	Card: 1 of 1	Printed: October 29, 2020
-------------------------	--------------------	-------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
ARMS ROBERTA CRAIG M ARMS 425 PINE ST RAYNHAM MA 02767 49090/40 10/25/2017	Living Units Neighborhood 474 Alternate ID 6SMSET Vol / Pg 49090/40 District Zoning C2 Class INDUSTRIAL

Property Notes
W/ LOT 49



Land Information				
Type	Size	Influence Factors	Influence %	Value
Secondary	SF	12,480		62,900
Total Acres: .2865 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	62,900	62,900	0	59,900
Building	1,100	1,100	0	900
Total	64,000	64,000	0	60,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST 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
10/25/17	100	Land + Bldg	Transfer Of Convenience	49090/40 3634/467	Quit Claim	ARMS ROBERTA

Inspection Witnessed By _____

Situs : 467 MONTELLO ST

Parcel Id: 112-036

Class: 440

Card: 1 of 1

Printed: October 29, 2020

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

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Frame Shed	1978	1	400	1	400		3	3	1,110

Situs : 467 MONTELLO ST

Parcel Id: 112-036

Class: 440

Card: 1 of 1

Printed: October 29, 2020

Additional Property Photos

Situs : 467 MONTELLO ST	Parcel Id: 112-036	Class: 440	Card: 1 of 1	Printed: October 29, 2020
-------------------------	--------------------	------------	--------------	---------------------------

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			