

Situs : 34 EXCHANGE ST

PARCEL ID: 112-049

Class : 402

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

ARMS ROBERTA
CRAIG M ARMS
425 PINE ST
RAYNHAM MA 02767
49090/40 10/25/2017

GENERAL INFORMATION

Living Units
Neighborhood 474
Alternate ID 3
Vol / Pg 49090/40
District
Zoning C2
Class INDUSTRIAL

Property Notes



112-049 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	20,897		180,920
Total Acres: .4797 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	180,900	180,900	180,900	172,300
Building	284,000	312,200	284,000	292,600
Total	464,900	493,100	464,900	464,900
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
05/02/18	HP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/14/17	67557	23,000	ROOF/REP	100

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 _____

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Building Information		Building Other Features															
Year Built/Eff Year	1919 /	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
Building #	1	1	Overhead Dr-Wood/Mtl		10	8			1								
Structure Type	Warehouse	2	Overhead Dr-Wood/Mtl		10	10			1								
Identical Units	1	5	Overhead Dr-Wood/Mtl		10	8			1								
Total Units		6	Overhead Dr-Wood/Mtl		8	8			3								
Grade	C-																
# Covered Parking																	
# Uncovered Parking																	
DBA	EXCHANGE AUTO																
	BODY																

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	01	01	100	3,510	238	Auto Parts/Service	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
2	01	01	100	1,600	160	Auto Parts/Service	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
3	02	02	100	800	132	Support Area	9	Metal, Sand	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	2
4	01	01	100	572	46	Auto Parts/Service	14	Concrete Til	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
5	01	01	100	936	62	Auto Parts/Service	9	Metal, Sand	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
6	01	01	100	4,400	260	Auto Parts/Service	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,510	Auto Parts/Service	40		88,910
2	1,600	Auto Parts/Service	40		47,620
3	800	Support Area	40		19,400
4	572	Auto Parts/Service	40		13,740
5	936	Auto Parts/Service	40		19,730
6	4,400	Auto Parts/Service	40		107,470

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Paving Asp	1980			1	13,000	C	1	2	9,520
2	Fence	1980	1	3,000	1	3,000		3	3	5,760

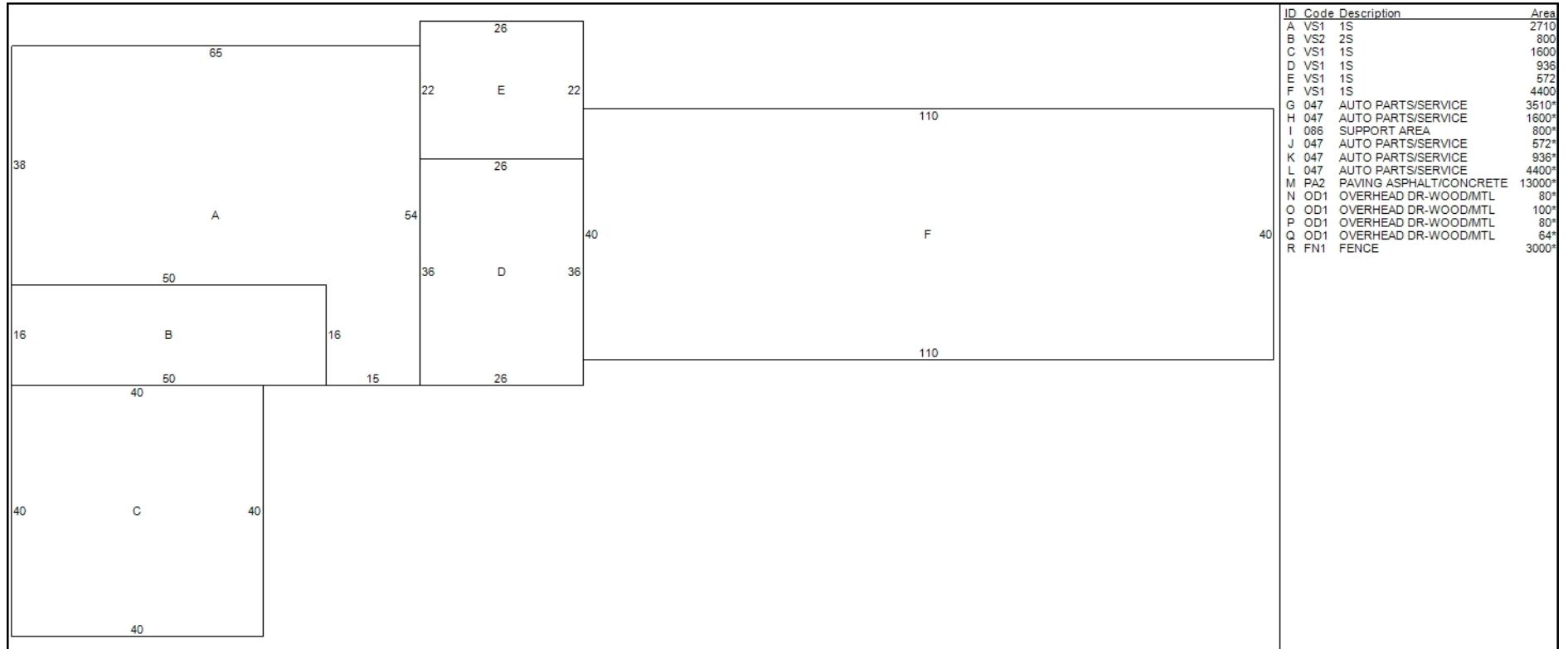
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Grp	Mod Type	Inc Mod	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			65				0							
11	S	001	Auto Service	0	11,018	9.00	65	64,455	7.5		0	59,621	15			8,943	8,943	50,678

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	11,818
								Replace, Cost New Less Depr	296,870
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	296,870
								Value per SF	25.12

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
JOHN'S RACECRAFT		Total Net Income	50,678
		Capitalization Rate	0.109000
		Sub total	464,936
		Residual Land Value	
		Final Income Value	464,936
		Total Gross Rent Area	11,818
		Total Gross Building Area	11,818