

Situs : 121 CRESCENT ST	PARCEL ID: 135-069	Class : 400	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
ANDREA JOHN M TR 395 E CENTER ST W BRIDGEWATER MA 02379 42789/166 03/13/2013	Living Units Neighborhood 451 Alternate ID 303-2 MONTELLO Vol / Pg 42789/166 District Zoning C2 Class INDUSTRIAL

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,457		148,990
Total Acres: .2171 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	149,000	149,000	149,000	141,900
Building	84,500	66,900	84,500	62,400
Total	233,500	215,900	233,500	204,300
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
05/07/14	B59891	2,500	BLDG	Repair Fascia	100
09/27/13	B58919	2,000	BLDG	4 Window s	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/13/13	1	Land + Bldg	Transfer Of Convenience	42789/166		
12/26/02		Land + Bldg	Family Sale	23789/341		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1930 /
Building # 1
Structure Type Mfg/Processing
Identical Units 1
Total Units
Grade C-
Covered Parking
Uncovered Parking
DBA NO DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Load Dock,St Or Conc		8	30		1							
1	Enclosed Entry		5	6		1							

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	50	6,359	342	Light Manufacturin	14	Concrete Bl	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	1	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,359	Light Manufacturing		20	66,880

Outbuilding Data

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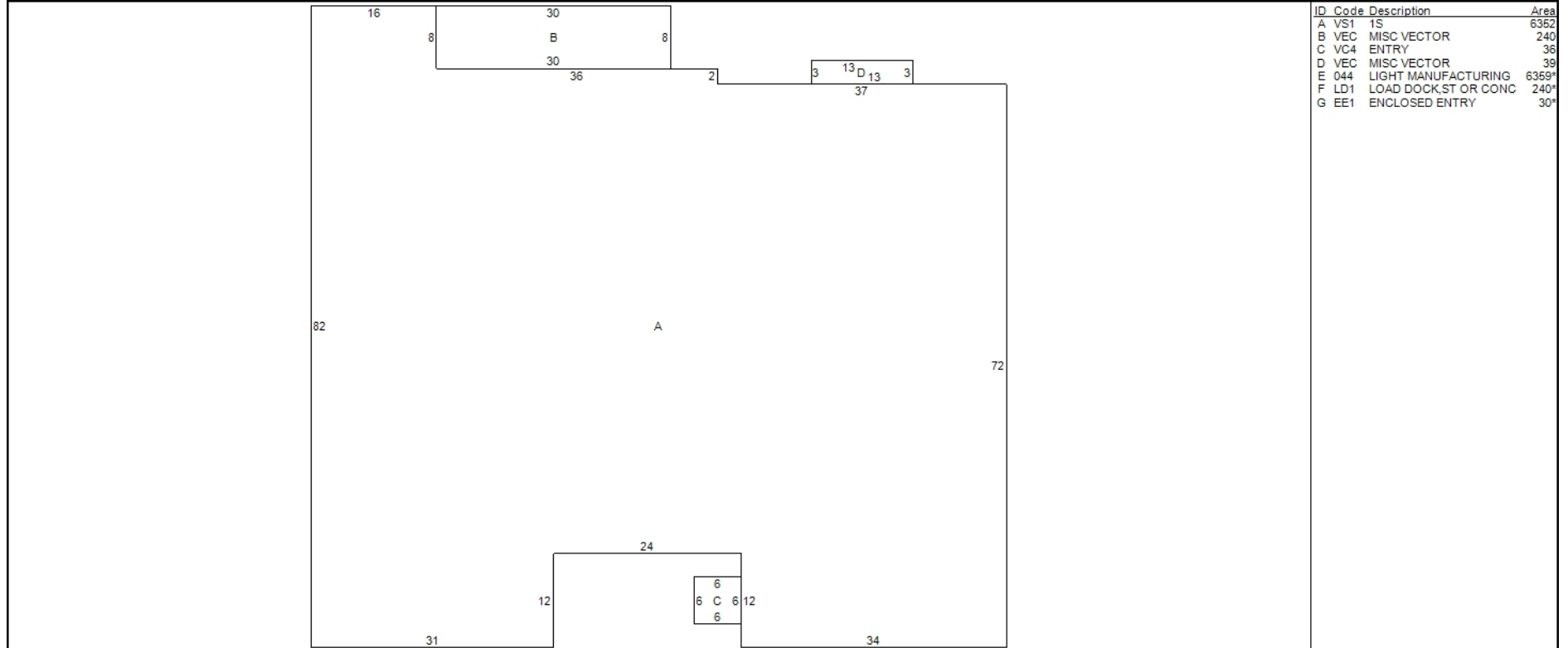
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)																		
Use Mod 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
07	S	002	Lt Manufacturing	0	6,359	6.00	90	34,339	12		0	30,218	15			4,533	4,533	25,685

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	6,359
								Replace, Cost New Less Depr	66,880
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	66,880
								Value per SF	10.52

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	25,685
		Capitalization Rate	0.110000
		Sub total	233,500
		Residual Land Value	
		Final Income Value	233,500
		Total Gross Rent Area	6,359
		Total Gross Building Area	6,359