

Situs : 336 MONTELLO ST

PARCEL ID: 135-076

Class: 390

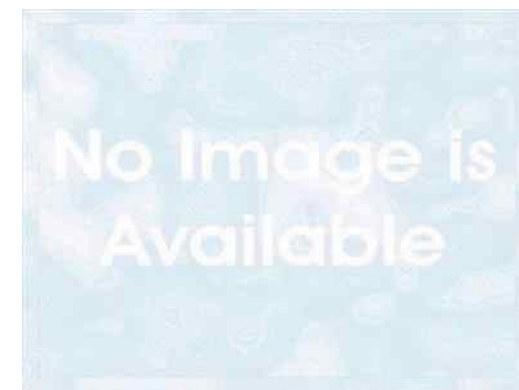
Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

KEEFE GREGORY R TRUSTEE
DARRIN J DECOSTE TRUSTEE
12 SHAW ST
QUINCY MA 02169
39905/93 05/05/2011

GENERAL INFORMATION

Living Units
Neighborhood 474
Alternate ID 308-1
Vol / Pg 39905/93
District
Zoning C2
Class COMMERCIAL

Property Notes

W/ LOT135-77

Land Information

Type	Size	Influence Factors	Influence %	Value
Secondary	SF	14,962		75,410
Total Acres: .3435 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,400	75,400	0	71,800
Building	6,900	6,900	0	5,600
Total	82,300	82,300	0	77,400
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
05/05/11	325,000	Land + Bldg	Sale Of Multiple Parcels	39905/93		KEEFE GREGORY R TRUSTEE
06/25/10	360,000	Land + Bldg	Repossession	38662/125		
03/13/03	10,000	Land + Bldg	Intra-Corporate	24474/75		
10/06/98	10,000	Land Only	To/From Exempt Org	16676/210		

Inspection Witnessed By _____

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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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1	Asph Pav	1965	1	7,500	1	7,500		2 2	6,860
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp Type	Inc Mod 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

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			