

Situs : 364 MONTELLO ST

PARCEL ID: 135-077

Class: 313

Card: 1 of 3

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	309
Vol / Pg	39905/93
District	
Zoning	C2
Class	COMMERCIAL

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,982		105,750
Total Acres: .1373 Spot: Location:				

Assessment Information

		Appraised	Cost	Income	Prior
		105,800	105,800	105,800	100,700
		288,800	279,400	288,800	253,300
		394,600	385,200	394,600	354,000
		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
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/06/06	45754	40,000	BLDG 24x32 Addition	0
04/29/03	B39340	53,000	BLDG New Com Bldg	100
01/26/01	34072	3,000	BLDG Rep Flat Roof	100
01/28/99	30180	0	BLDG Repair Xisting	100

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		

Inspection Witnessed By _____

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Class: 313

Card: 1 of 3

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units 1
Grade C-
Covered Parking
Uncovered Parking
DBA SANON'S CAR
RENTALS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch, Open		7	5		1							
1	Porch, Open		98	1		1							
4	Porch, Open Upper		1,428	1		1							
1	Overhead Dr-Wood/Mtl		6	6		1							
1	Wood Deck		1	98		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	100	2,344	178	Multi-Use Retail	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	3
2	01	01	100	861	65	Warehouse	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	B1	B1	100	684	170	Support Area	7	None	Wood Frame/Joist/B	Normal	None	None	None	2	2
4	02	02	100	2,320	244	Multi-Use Office	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	2	1
5	03	03	100	406	57	Multi-Use Office	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	2	1

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,344	Multi-Use Retail		45	72,550
2	861	Warehouse		45	20,450
3	684	Support Area		30	6,230
4	2,320	Multi-Use Office		20	49,480
5	406	Multi-Use Office		20	7,970

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1970	1	3,900	1	3,900		3 3	5,350

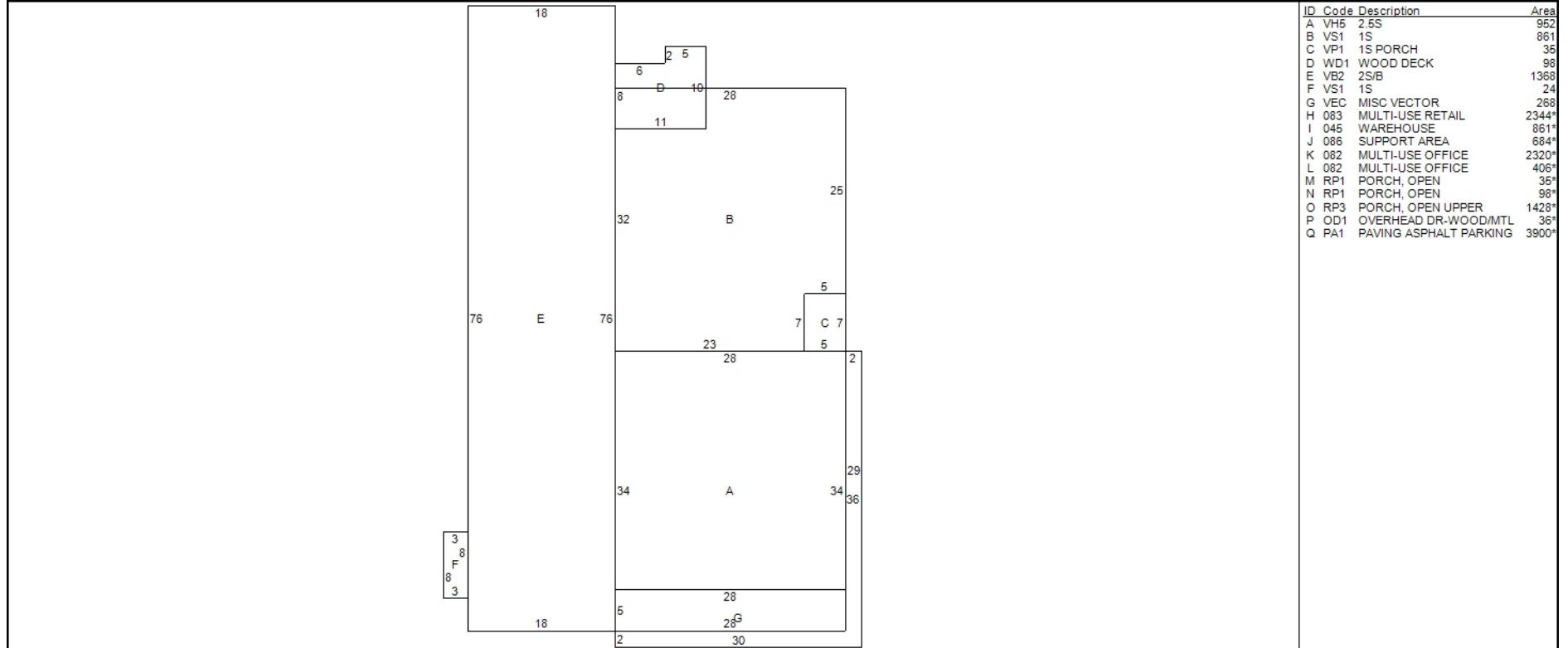
Situs : 364 MONTELLO ST

Parcel Id: 135-077

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Printed: October 29, 2020



Additional Property Photos



Situs : 364 MONTELLO ST	Parcel Id: 135-077	Class: 313	Card: 1 of 3	Printed: October 29, 2020
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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc 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
00	S	Shell Income Use Group	0			70				0				110			
05	S	001 Muse Strg/Hvy Man/Mi	0	2,232	2.00	70	3,125	20		0	2,500	30	110		825	825	1,675
12	S	001 Warehouse	0	9,161	5.00	70	32,064	15		0	27,254	15	110		4,497	4,497	22,757
23	S	002 Converted & Multi Retail	0	2,344	9.50	70	15,588	12.5		0	13,640	30	110		4,501	4,501	9,139
24	S	002 Converted & Multi Office	0	2,726	9.50	70	18,128	12.5		0	15,862	30	110		5,234	5,234	10,628

Apartment Detail - Building 1 of 3								Building Cost Detail - Building 1 of 3	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	6,615
								Replace, Cost New Less Depr	156,680
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	75
								Final Building Value	117,510
								Value per SF	17.76

Notes - Building 1 of 3		Income Summary (Includes all Building on Parcel)	
STL MILLWORK MAKYLE'S ELECTRONICS		Total Net Income	44,199
		Capitalization Rate	0.112000
		Sub total	394,634
		Residual Land Value	
		Final Income Value	394,634
		Total Gross Rent Area	18,263
		Total Gross Building Area	18,263

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QUINCY MA 02169
39905/93 05/05/2011

GENERAL INFORMATION

Living Units
Neighborhood 474
Alternate ID 309
Vol / Pg 39905/93
District
Zoning C2
Class COMMERCIAL

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,982		105,750
Total Acres: .1373 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	105,800	105,800	105,800	100,700
Building	288,800	279,400	288,800	253,300
Total	394,600	385,200	394,600	354,000
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
01/06/06	45754	40,000	BLDG 24x32 Addition	0
04/29/03	B39340	53,000	BLDG New Com Bldg	100
01/26/01	34072	3,000	BLDG Rep Flat Roof	100
01/28/99	30180	0	BLDG Repair Xisting	100

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		

Inspection Witnessed By _____

Situs : 364 MONTELLO ST

Parcel Id: 135-077

Class: 313

Card: 2 of 3

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1920 /
Building # 2
Structure Type Warehouse
Identical Units 1
Total Units 1
Grade D+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Overhead Dr-Wood/Mtl		12	16			1								
2	Overhead Dr-Wood/Mtl		8	8			1								
1	Canopy Only		464	1			1								
2	Canopy Only		5	46			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	100	3,500	240	Warehouse	24	Concrete Bl	Wood Frame/Joist/B	Below Norma	None	None	None	2	2
2	01	01	100	2,232	160	Multi Use Storage	14	Frame	Wood Frame/Joist/B	Below Norma	None	None	None	2	2
3	B1	B1	100	1,116	80	Support Area	8	None	Wood Frame/Joist/B	Below Norma	None	None	None	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,500	Warehouse		30	56,670
2	2,232	Multi Use Storage		30	29,130
3	1,116	Support Area		30	10,380

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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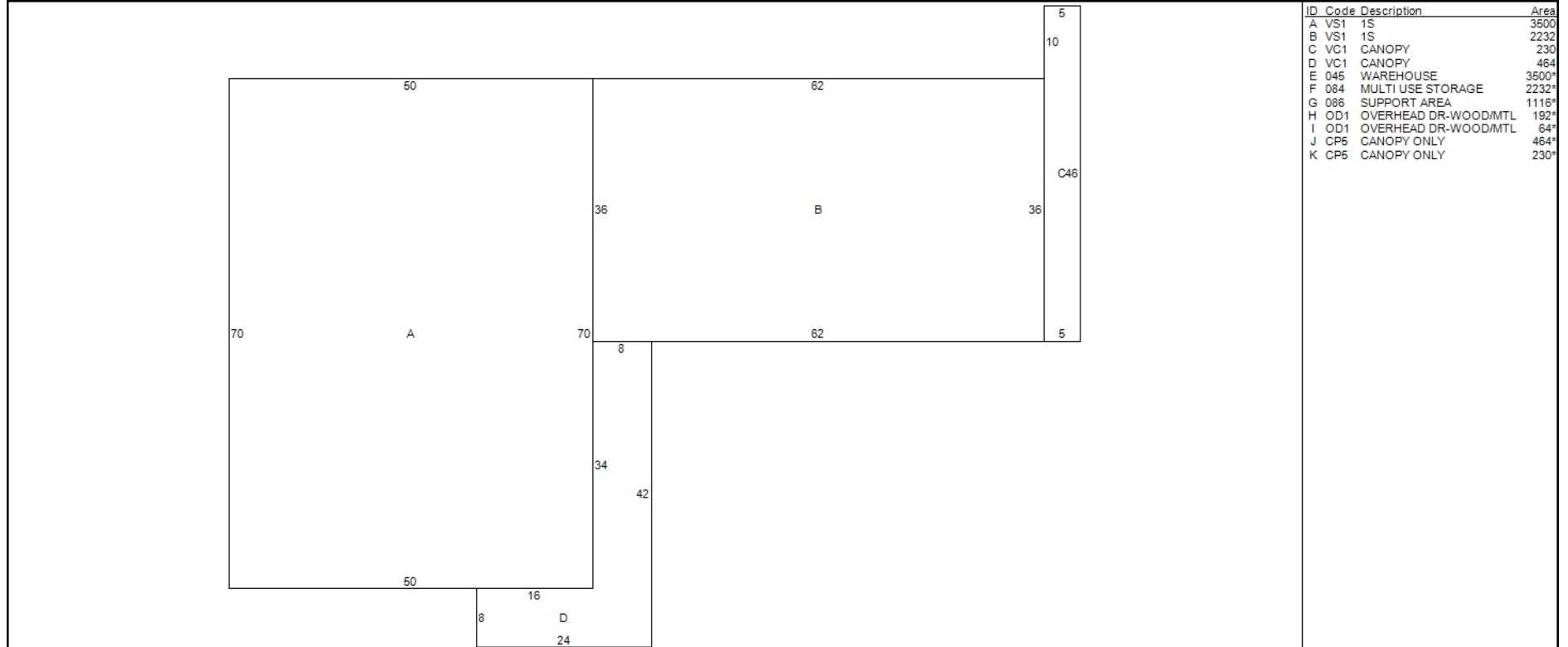
Situs : 364 MONTELLO ST

Parcel Id: 135-077

Class: 313

Card: 2 of 3

Printed: October 29, 2020



Additional Property Photos



Situs : 364 MONTELLO ST	Parcel Id: 135-077	Class: 313	Card: 2 of 3	Printed: October 29, 2020
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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc 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
00	S	Shell Income Use Group	0			70				0				110			
05	S	001 Muse Strg/Hvy Man/Mi	0	2,232	2.00	70	3,125	20		0	2,500	30	110		825	825	1,675
12	S	001 Warehouse	0	9,161	5.00	70	32,064	15		0	27,254	15	110		4,497	4,497	22,757
23	S	002 Converted & Multi Retail	0	2,344	9.50	70	15,588	12.5		0	13,640	30	110		4,501	4,501	9,139
24	S	002 Converted & Multi Office	0	2,726	9.50	70	18,128	12.5		0	15,862	30	110		5,234	5,234	10,628

Apartment Detail - Building 2 of 3								Building Cost Detail - Building 2 of 3	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	6,848
								Replace, Cost New Less Depr	96,180
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	75
								Final Building Value	72,135
								Value per SF	10.53

Notes - Building 2 of 3								Income Summary (Includes all Building on Parcel)	
								Total Net Income	44,199
								Capitalization Rate	0.112000
								Sub total	394,634
								Residual Land Value	
								Final Income Value	394,634
								Total Gross Rent Area	18,263
								Total Gross Building Area	18,263

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GENERAL INFORMATION

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Property Notes



Land Information

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Primary	SF	5,982		105,750
Total Acres: .1373 Spot: Location:				

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	Appraised	Cost	Income	Prior
Land	105,800	105,800	105,800	100,700
Building	288,800	279,400	288,800	253,300
Total	394,600	385,200	394,600	354,000
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
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04/29/03	B39340	53,000	BLDG New Com Bldg	100
01/26/01	34072	3,000	BLDG Rep Flat Roof	100
01/28/99	30180	0	BLDG Repair Xisting	100

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		

Inspection Witnessed By _____

Situs : 364 MONTELLO ST

Parcel Id: 135-077

Class: 313

Card: 3 of 3

Printed: October 29, 2020

Building Information

Year Built/Eff Year 2003 /
Building # 3
Structure Type Warehouse
Identical Units 1
Total Units 1
Grade C
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Overhead Dr-Wood/Mtl		16	18			2								

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	4,800	280	Warehouse	22	Metal, Light	Wood Frame/Joist/B	None	None	None	None	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,800	Warehouse		61	114,380

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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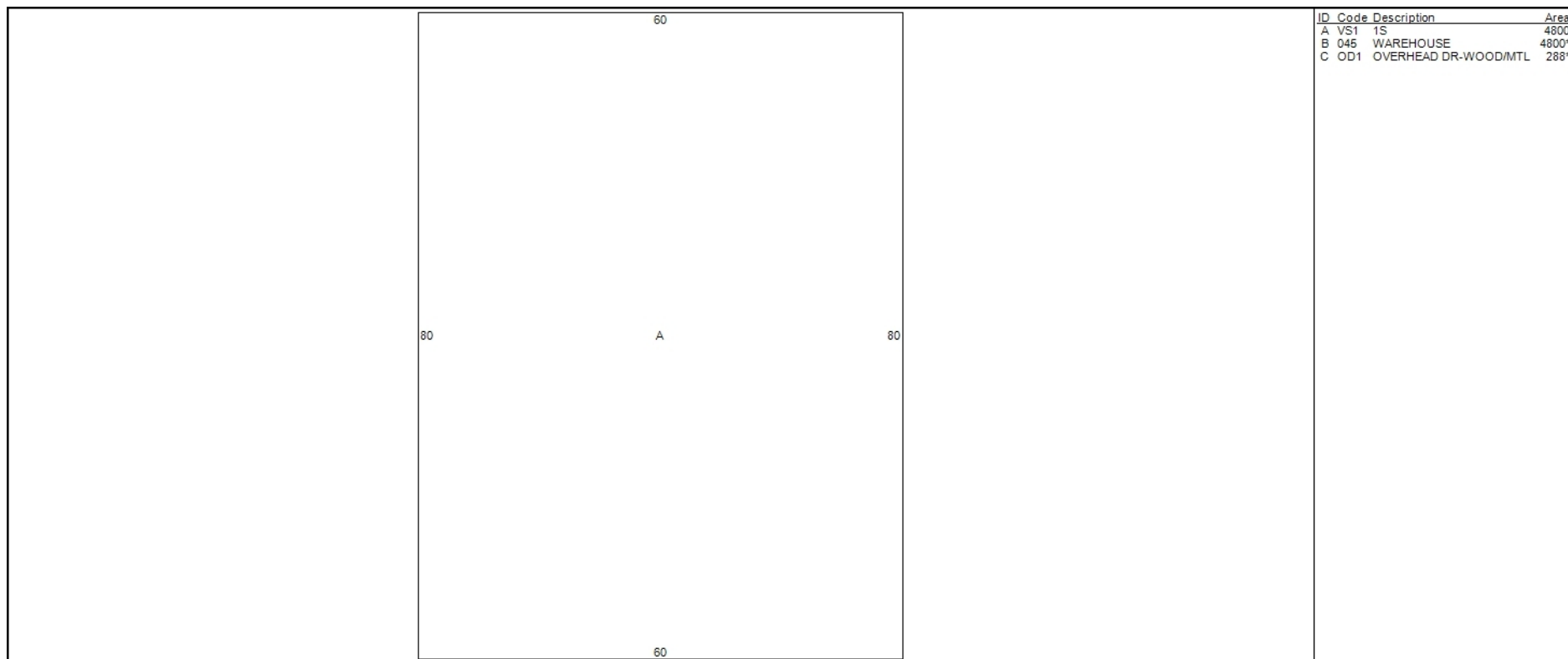
Situs : 364 MONTELLO ST

Parcel Id: 135-077

Class: 313

Card: 3 of 3

Printed: October 29, 2020



ID	Code	Description	Area
A	VS1	1S	4800
B	045	WAREHOUSE	4800*
C	OD1	OVERHEAD DR-WOOD/MTL	288*

Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc 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
00	S	Shell Income Use Group	0			70				0				110			
05	S	001 Muse Strg/Hvy Man/Mi	0	2,232	2.00	70	3,125	20		0	2,500	30		110	825	825	1,675
12	S	001 Warehouse	0	9,161	5.00	70	32,064	15		0	27,254	15		110	4,497	4,497	22,757
23	S	002 Converted & Multi Retail	0	2,344	9.50	70	15,588	12.5		0	13,640	30		110	4,501	4,501	9,139
24	S	002 Converted & Multi Office	0	2,726	9.50	70	18,128	12.5		0	15,862	30		110	5,234	5,234	10,628

Apartment Detail - Building 3 of 3								Building Cost Detail - Building 3 of 3	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	4,800
								Replace, Cost New Less Depr	114,380
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	75
								Final Building Value	85,785
								Value per SF	17.87

Notes - Building 3 of 3		Income Summary (Includes all Building on Parcel)	
		Total Net Income	44,199
		Capitalization Rate	0.112000
		Sub total	394,634
		Residual Land Value	
		Final Income Value	394,634
		Total Gross Rent Area	18,263
		Total Gross Building Area	18,263