

Situs : ACTON ST	PARCEL ID: 173-228	Class : 390	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
RIDDER FARM INC P.O. BOX 310 WHITMAN MA 02382 45102/154 12/30/2014	Living Units Neighborhood 463 Alternate ID 1 Vol / Pg 45102/154 District Zoning R1C Class COMMERCIAL

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Secondary	SF 14,600			73,580
Total Acres: .3352 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,600	73,600	0	70,100
Building	0	0	0	0
Total	73,600	73,600	0	70,100
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
08/15/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/30/14	70,080	Land Only	Intra-Corporate	45102/154		

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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**Situs : ACTON ST**

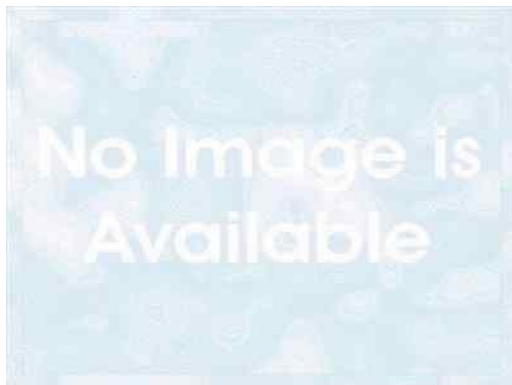
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**Additional Property Photos**



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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			