

Situs : 69 N MONTELLO ST

PARCEL ID: 109-001

Class: 401

Card: 1 of 1

Printed: October 21, 2021

CURRENT OWNER

BEN REALTY GROUP INC
143 W BROOKLINE ST
BOSTON MA 02215
44134/143

GENERAL INFORMATION

Living Units
Neighborhood 474
Alternate ID 292 MONTELLO
Vol / Pg 44134/143
District
Zoning C2
Class INDUSTRIAL



Property Notes

VAC&ABAN

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	13,515		150,890
Total Acres: .3103 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	150,900	150,900	150,900	143,700
Building	139,700	145,100	139,700	134,000
Total	290,600	296,000	290,600	277,700
Manual Override Reason				
Base Date of Value 1/1/2021				
Effective Date of Value 1/1/2021				
Value Flag	INCOME APPROACH			
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/01/15	B63165	9,000	BLDG Remodel Facade	100
10/02/14	B60904	2,000	BLDG Demo Drywall	100
11/21/05	45520	0	BLDG Flat Sign/Bldg	0
04/27/04	41590	10,000	BLDG Redo Bthrm,Hc R	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/11/14	180,000	Land + Bldg	Sale After Foreclosure	44143/143		
02/26/14	161,000	Land + Bldg	Repossession	44103/342		
03/10/08		Land + Bldg	Transfer Of Convenience	35706/155		
02/16/07	475,000	Land + Bldg	Family Sale	34127/2		
10/23/03	265,000	Land + Bldg	Valid Sale	26861/228		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
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
2	Elevator Electric Freight		4,000	50		1
2	Loading Dock, Wood		6	44		1
1	Sprinkler Sys Wet		30,640	1		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	B1	B1	100	8,160	468	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	1	1
2	01	01	100	6,160	328	Dwg Conv-Sales	9	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	5	2
3	02	03	100	6,160	328	Multi Use Storage	11	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	1	1
4	04	04	100	6,160	368	Multi Use Storage	8	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	1	1
5	01	01		2,000	140	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	0	0
6	02	03		2,000	140	Support Area	11	None	Wood Frame/Joist/B	Normal	None	None	None	0	0

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	8,160	Support Area		10	41,500
2	6,160	Dwg Conv-Sales		45	332,380
3	6,160	Multi Use Storage		10	57,540
4	6,160	Multi Use Storage		10	27,210
5	2,000	Support Area		10	7,060
6	2,000	Support Area		10	11,230

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Det Garage	1920	1	600	1	600	C	1	2	3,650
2	Asph Pav	1920	1	5,000	1	5,000	C	1	2	3,050

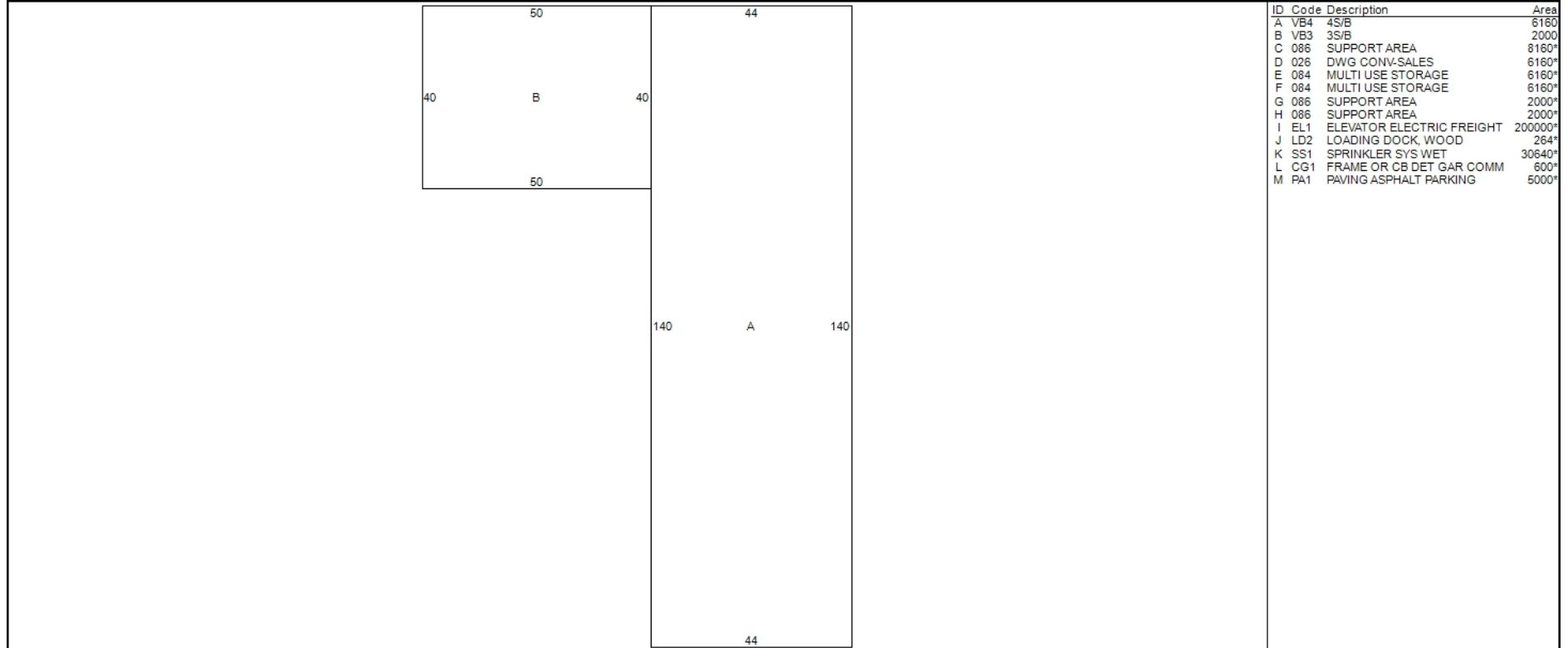
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Additional Property Photos



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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							0							
05	S	001 Muse Strg/Hvy Man/Mill	0	18,480	2.00	55	20,328	20		0	16,262	30			4,879	4,879	11,383
23	S	002 Converted & Multi Retail	0	6,160	9.50	55	32,186	12.5		0	28,163	30			8,449	8,449	19,714

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	38,800
								Replace, Cost New Less Depr	476,920
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	30
								Final Building Value	143,076
								Value per SF	3.69

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	31,097
								Capitalization Rate	0.107000
								Sub total	290,626
								Residual Land Value	
								Final Income Value	290,626
								Total Gross Rent Area	38,800
								Total Gross Building Area	38,800