

Situs : 493 BELMONT ST

PARCEL ID: 030-134

Class: 013

Card: 1 of 1

Printed: June 29, 2022

CURRENT OWNER
FERRONE RYAMOND V TRUSTEE
CATHLEEN A FERRONE ETAL TRS
31 BELMONT ST
S EASTON MA 02375
42468/242 12/28/2012

GENERAL INFORMATION
Living Units 4
Neighborhood 449
Alternate ID 62 TORREY
Vol / Pg 42468/242
District
Zoning C5
Class COMMERCIAL



030-134 03/18/2020

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,786		175,810
Total Acres: .1787				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	175,800	175,800	175,800	175,800
Building	360,300	417,300	360,300	360,300
Total	536,100	593,100	536,100	536,100
Manual Override Reason				
Base Date of Value				
Effective Date of Value				
Value Flag	INCOME 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
12/28/12		Land + Bldg	Transfer Of Convenience	42468/242		FERRONE RYAMOND V TRUSTEE

Inspection Witnessed By _____

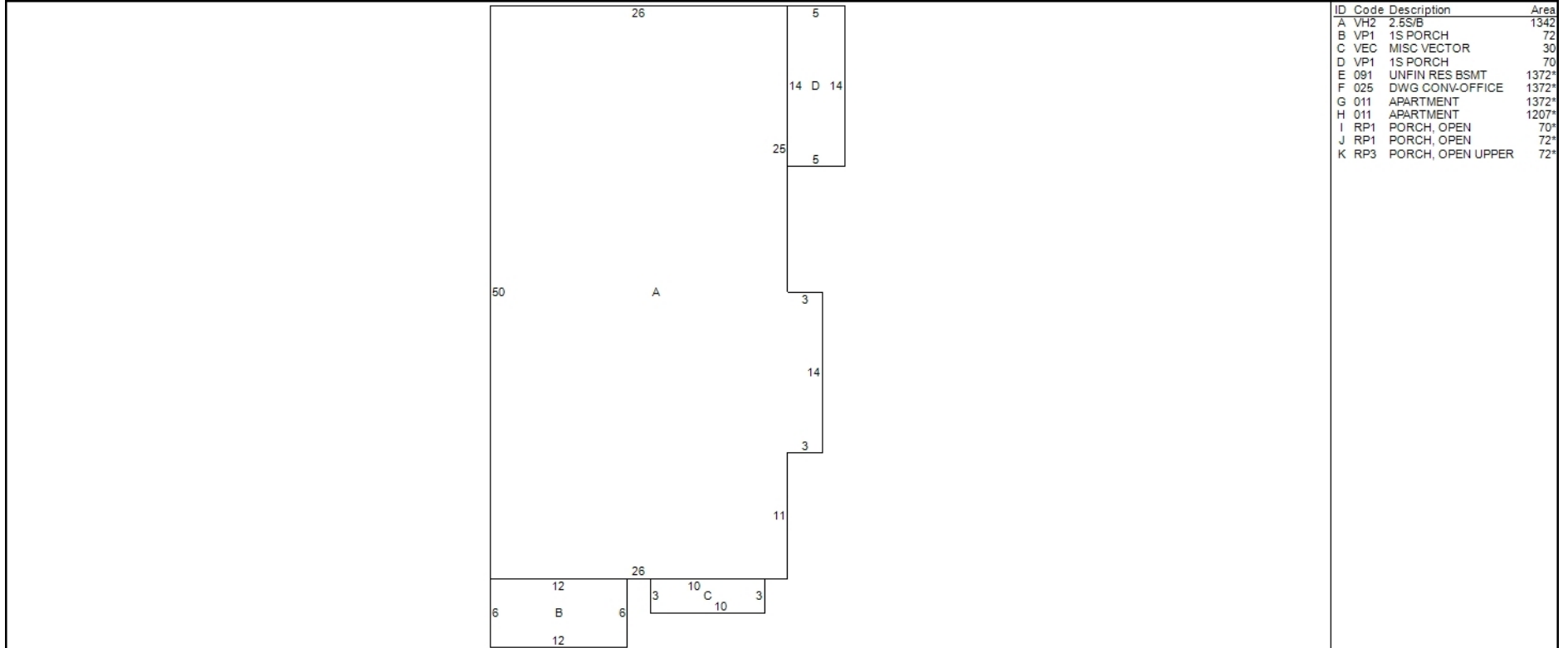
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Additional Property Photos



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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	1,372						0							
01	A	003 Apartments/Per Unit	4	2,579		105	59,220	5		0	56,259	40			22,504	22,504	33,755
24	S	004 Converted & Multi Office	0	1,372	14.00	105	20,168	12.5		0	17,647	30			5,294	5,294	12,353

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	4	1	10	4	14,100	56,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,323
Replace, Cost New Less Depr	417,260
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	417,260
Value per SF	78.39

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	46,108
Capitalization Rate	0.086000
Sub total	536,140
Residual Land Value	
Final Income Value	536,140
Total Gross Rent Area	3,951
Total Gross Building Area	5,323