

Situs : 40 ELIOT ST

PARCEL ID: 54-00000002

Class: 962

Card: 1 of 1

Printed: October 27, 2022

CURRENT OWNER
ELIOT CHURCH OF SO NATICK
45 ELIOT STREET
NATICK MA 01760
/00000

GENERAL INFORMATION
Living Units
Neighborhood 304
Alternate ID 54-00000002
Vol / Pg /00000
District
Zoning RG
Class COMMERCIAL



Property Notes

04933301.JPG

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|---------|-----------|-------------------|-------------|---------|
| Primary | SF 13,630 | Traffic | -10 | 365,880 |

Total Acres: .3129
Spot: Location: 3 R3

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|----------|-----------|-----------|---------|--------|
| Land | 0 | 365,900 | 365,900 | 365,900 | 0 |
| Building | 0 | 1,028,300 | 1,028,300 | 387,000 | 0 |
| Total | 0 | 1,394,200 | 1,394,200 | 752,900 | 0 |

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag COST APPROACH
Gross Building:

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|----------------|--------|
| 11/02/07 | 512 | Not At Home | |
| 10/07/99 | 900 | Entry/Interior | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|--------|--------------------|------------|
| 08/18/04 | 691 | 2,000 | BLDG Install Door | 100 |
| 08/12/03 | 683 | 2,500 | BLDG 10x12 Wdk | 100 |
| 06/08/00 | 403 | 70,000 | BLDG 1/2bath& Door | 100 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|-------|------|----------|----------------|-----------|---------|
|---------------|-------|------|----------|----------------|-----------|---------|

Inspection Witnessed By _____

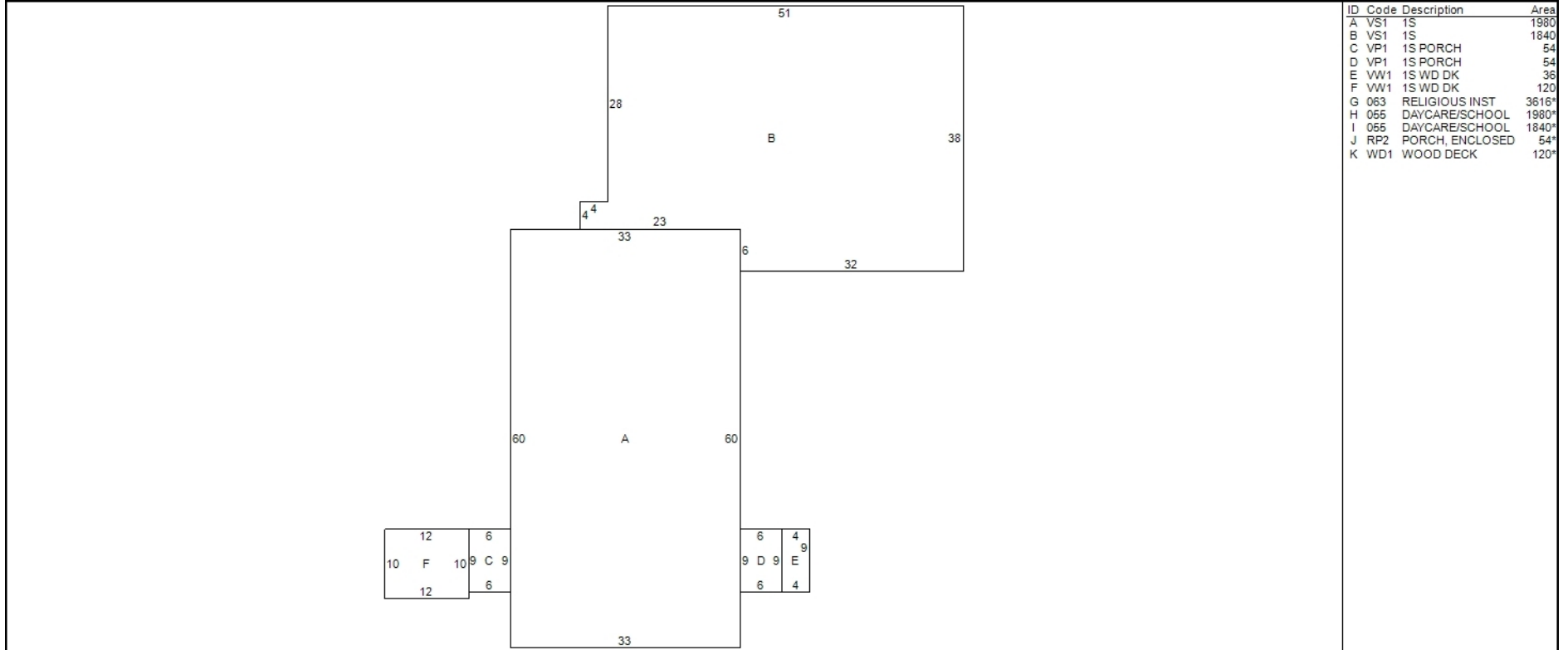
Situs : 40 ELIOT ST

Parcel Id: 54-0000002

Class: 962

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Additional Property Photos

Situs : 40 ELIOT ST

Parcel Id: 54-00000002

Class: 962

Card: 1 of 1

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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 |
|-------------|----------|---------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| 23 | S | 001 Multi-Use Sales | 0 | 7,436 | 15.00 | | 111,540 | 10 | | 0 | 100,386 | 25 | | | 25,097 | 25,097 | 75,289 |

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Units | Rent | Income |
|------|----------|----------|------|-------|-------|------|--------|
| | | | | | | | |

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|-----------|
| Total Gross Building Area | 7,436 |
| Replace, Cost New Less Depr | 1,028,260 |
| Percent Complete | 100 |
| Number of Identical Units | 1 |
| Economic Condition Factor | |
| Final Building Value | 1,028,260 |
| Value per SF | 138.28 |

Notes - Building 1 of 1

AND ADMINISTRATION

Income Summary (Includes all Building on Parcel)

| | |
|---------------------------|----------|
| Total Net Income | 75,289 |
| Capitalization Rate | 0.100000 |
| Sub total | 752,890 |
| Residual Land Value | |
| Final Income Value | 752,890 |
| Total Gross Rent Area | 7,436 |
| Total Gross Building Area | 7,436 |