

COMMERCIAL PROPERTY RECORD CARD 2023

NATICK

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

Total Acres: .3129

Spot:

Location: 3 R3

	Α	ssessment Info	rmation		
	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	n	

Value Flag COST APPROACH

Base Date of Value Effective Date of Value

Gross Building:

	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 D	Deed Type	Grantee						
		-		,							



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Interior/Exterior Valuation Detail

2023

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Outbuilding Data

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Building Information

Year Built/Eff Year 1930 / 2000
Building # 1
Structure Type School
Identical Units 1
Total Units 1
Grade B
Covered Parking
DBA MONTESSORI
SCHOOL

	Building Other Features														
	Building Other Features														
L	ine	Туре	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+,	/- Meas	Meas2 # Stops	Ident Units			
	1	Porch, Enclosed		6	9		2								
	1	Wood Deck		10	12		1								

	Interior/Exterior Information														
Line	Level Fro	om - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	3,616	314	Religious Inst	8	None	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Above No	5	3
2	01	01	100	1,980	174	Daycare/School	20	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	5	3
3	01	01	100	1,840	174	Daycare/School	10	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	5	3

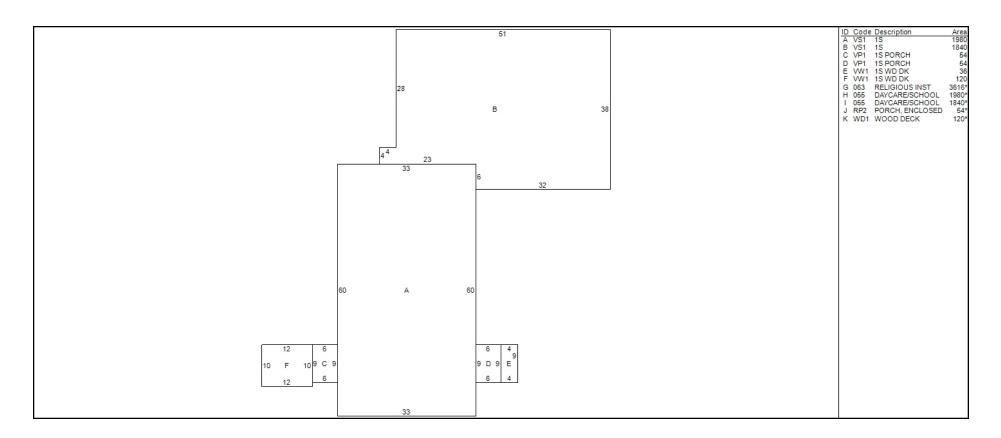
Line	Area Use Type	% Good % Com	plete Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	3,616 Religious Inst	80	413,000										
2	1,980 Daycare/School	80	336,520										
3	1,840 Daycare/School	80	278,740										

tyler
clt division

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Addtional Property Photos



AND ADMINISTRATION

COMMERCIAL PROPERTY RECORD CARD 2023 **NATICK**

Income Summary (Includes all Building on Parcel) **Total Net Income**

Sub total

Capitalization Rate

Residual Land Value Final Income Value

Total Gross Rent Area Total Gross Building Area 75,289

0.100000

752,890

752,890 7,436

7,436

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	Income Detail (Includes all Buildings on Parcel)																
1 1		Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
2	23 S	001 Multi-Use Sales	0	7,436	15.00		111,540	10		0	100,386	25			25,097	25,097	75,289

		Building Cost Detail - Building	1 of 1						
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	7,436
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	1,028,260 100 1 1,028,260
								Value per SF	138.28

Notes - Building 1 of 1