





Situs : 109 MAIN ST

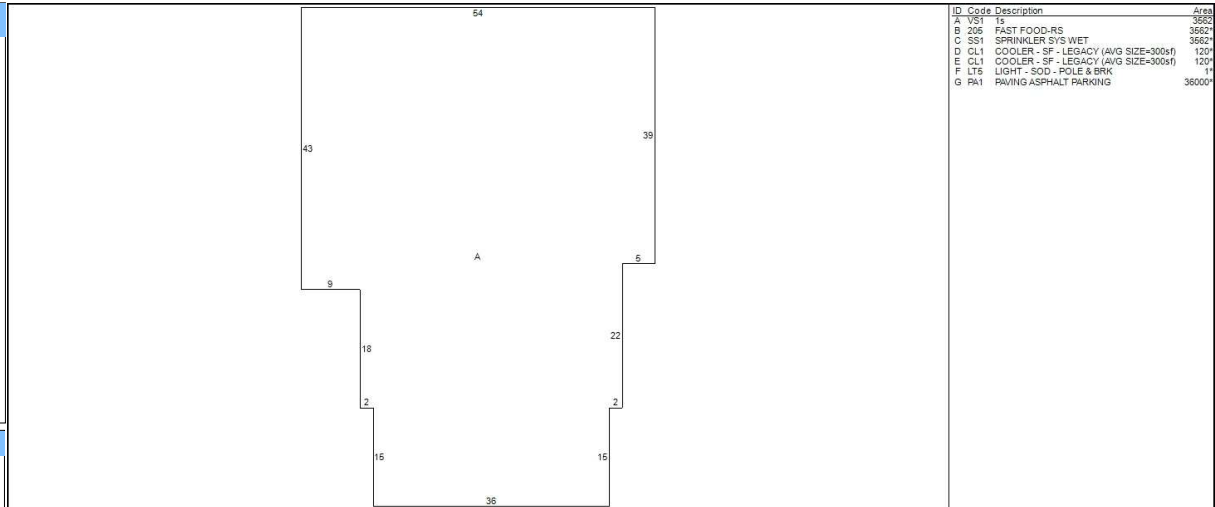
Parcel Id: 213/024.0-0000-0050.0

Class: EATING AND DRINKING ESTABLIS

Card: 1 of 1

Printed: September 22, 2023

Building Information		Building Cost Detail	
Year Built/Eff	1988 / 1988	Total Gross Building Area	3,562
Building #:	1	Replace, Cost New Less Depr	575,000
Structure Code:	325 / 00	Percent Complete	100
Story Height:	1	Number of Identical Units	1
Story Height:	1	Final Building Value	575,000
Bldg Class:	C	Value per SF	\$161.43
Bldg Cost:	575000		
Grade:	C+		
Identical Units:	1		
Total Units:	0		
Improvement Name:			



Interior/Exterior Information				
Line	Use Type	Level From - To	Area	Cost Value
1	Fast Food-Rs	01 - 01	3,562	575000

Interior/Exterior Valuation Detail					
Line	Area	Use Type	%Good	%Complete	Use Value/RCNLD
1	3562	205	74		575000
<b>Total:</b>					<b>575,000</b>

Outbuilding Data										
Line	Descr	YrBlt	Type	Meas1	Meas2	Qty	Area	Gra	Con	Value
1	Light - So	1988	C	8	1	8	1	C	5	15980
2	Paving-Low	1988	S			1	36000	C	5	59670
<b>Total:</b>										<b>75,650</b>

Property Photos





COMMERCIAL PROPERTY RECORD CARD

2023

NORTH READING

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Income Detail

Line #	Use	Unit of Meas	Model	Area/Units	Inc Rate	Ovr Inc Code	Ovr Inc Rate	PGI	Vac Model %	Ovr Vac Code	Ovr Vac Rate	Eff Gross Inc	Ovr EGI	Exp Model %	Ovr Exp Code	Ovr Exp Rate	Tot Exp	NOI	Ovr NOI	Cap Rate	Inc Val
1	202	COMM-AN	Commercial	202	27			96,174	5			91,365		12			10,964	80,401		.0700000	1,148,592

Income Summary

Net Operation Income	80,401
Capitalization Rate	.07
Sub total	1,148,592
Excess Total	
Final Income Value	1,148,590

Income Notes

PAPA GINOS

Commercial Building Notes

PAPA GINOS

Building Other Features

Line	Type	+ / -	Meas1	Meas2	#Stops	Ident Units	Price
1	SS1/Sprinkler Sys Wet		3562	1		1	20880
2	CL1/Cooler - Sf - Legacy (/		120	1		1	24470
3	CL1/Cooler - Sf - Legacy (/		120	1		1	24470
<b>TOTAL:</b>							<b>69,820</b>