

Situs : 105 SOUTH MAIN ST

PARCEL ID: 51-0000284A

Class: 933

Card: 1 of 1

Printed: November 1, 2024

CURRENT OWNER
NATICK INHAB OF THE TOWN
SCHOOL COMMITTEE
13 EAST CENTRAL ST
NATICK MA 01760
01611/00083

GENERAL INFORMATION
Living Units
Neighborhood 404
Alternate ID 51-0000284A
Vol / Pg 01611/00083
District
Zoning RG
Class COMMERCIAL



Property Notes
CHECK COMM

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Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	1.9400		1,409,300
Total Acres: 1.94 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Prior
Land	0	1,409,300	1,409,300	0	1,251,200
Building	0	0	0	0	0
Total	0	1,409,300	1,409,300	0	1,251,200
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	COST APPROACH				
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
07/19/06	513	Not At Home	

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/17/06	516	14,980	BLDG	Reno Room & Bat	100
07/05/05	545	173,400	BLDG	Replace Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year /
 Building #
 Structure Type
 Identical Units
 Total Units
 Grade
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
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Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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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
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area