

Situs : 36 PITTS ST

PARCEL ID: 51-0000284B

Class: 934

Card: 1 of 1

Printed: November 1, 2024

CURRENT OWNER
NATICK INHAB OF THE TOWN
SCHOOL COMMITTEE
13 EAST CENTRAL ST
NATICK MA 01760
07235/00047

GENERAL INFORMATION
Living Units
Neighborhood 206
Alternate ID 51-0000284B
Vol / Pg 07235/00047
District
Zoning RG
Class COMMERCIAL



Property Notes

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Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.0000			587,880
Undeveloped	AC 3.3600			292,720
Total Acres: 5.36				
Spot: Location: 2 R2				

Assessment Information					
	Assessed	Appraised	Cost	Income	Prior
Land	0	880,600	880,600	0	846,000
Building	0	3,726,100	3,726,100	0	3,726,100
Total	0	4,606,700	4,606,700	0	4,572,100
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	COST SUPPRESS INC				
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
10/19/99	900	Entry/Interior	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
07/07/14	682	147,700	BLDG Repl Windows	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	1940 / 2000
Building #	1
Structure Type	School
Identical Units	1
Total Units	1
Grade	C+
# Covered Parking	
# Uncovered Parking	
DBA	JOHNSON ELEMETARY

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Enclosed Entry		9	10		1							
1	Porch, Open		6	17		1							
1	Sprinkler Sys Wet		29,846	1		1							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1		3,072	250	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	3,072	230	Auditorium/Theate	18	Brick Venee	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	3	3
3	01	01	100	2,843	261	Daycare/School	14	Brick Venee	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	3	3
4	01	01	100	3,201	318	Daycare/School	10	Brick Venee	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	3	3
5	01	01	100	258	61	Multi Use Storage	10	Brick Venee	Wood Frame/Joist/B	Normal	Hw/Steam	None	Below Noi	3	3
6	01	01	100	8,700	385	Daycare/School	12	Brick Venee	Wood Frame/Joist/B	Normal	Hw/Steam	None	Above No	4	3
7	02	02	100	8,700	408	Daycare/School	12	Brick Venee	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	4	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,072	Support Area		80	223,970
2	3,072	Auditorium/Theater		80	407,930
3	2,843	Daycare/School		80	409,420
4	3,201	Daycare/School		80	432,800
5	258	Multi Use Storage		80	30,620
6	8,700	Daycare/School		85	1,158,460
7	8,700	Daycare/School		85	1,038,660

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Tennis Crt	1980	60	120	1	1	C	3	3	11,940
2	Tennis Crt	1998	60	120	1	1	C	3	3	11,940
3	Frame Shed	1996	6	10	1	60	C	3	3	330

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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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00	S	001 Support	0	3,072						0							
23	S	001 Multi-Use Sales	0	26,516	15.00		397,740	10		0	357,966	25			89,492	89,492	268,474
26	S	Muse Strg	0	258						0							

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	29,846
Replace, Cost New Less Depr	3,701,860
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	3,701,860
Value per SF	124.03

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	268,474
Capitalization Rate	0.100000
Sub total	2,684,740
Residual Land Value	
Final Income Value	2,684,740
Total Gross Rent Area	26,774
Total Gross Building Area	29,846