

Situs : 28 BELMONT ST

PARCEL ID: 090-028

Class: 992

Card: 1 of 1

Printed: December 22, 2025

CURRENT OWNER

COUNTY OF PLYMOUTH
C/O COUNTY TREASURER
44 OBERY ST
PLYMOUTH MA 02360
04311/00071

GENERAL INFORMATION

Living Units 457
Neighborhood Alternate ID 2
Vol / Pg 04311/00071
District 04311/00071
Zoning C3
Class EXEMPT

Property Notes



090-028 4/10/2025

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	22,744		253,210

Assessment Information

	Appraised	Cost	Income	Prior
Land	253,200	253,200	253,200	253,200
Building	1,339,500	1,339,500	1,020,100	1,206,500
Total	1,592,700	1,592,700	1,273,300	1,459,700

Total Acres: .5221
Spot:

Location:

Value Flag COST APPROACH
Gross Building: Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
09/08/17	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/11/18	70031	261,401	OTHER	
07/12/00	33071	66,700	BLDG	100
05/22/98	28955	3,600	BLDG	100
			Office Reno	
			Strip & Reroof	
			Rem & Rep Siding	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4311/71		

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Building Information

Year Built/Year 1965 /
 Building # 1
 Structure Type Office Bldg U/R 1-4s
 Identical Units 1
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking
 DSA

Line Type

+/-

Meas1

Meas2

Stops

Ident Units

Line Type

+/-

Meas1

Meas2

Stops

Ident Units

Building Other Features

Interior/Exterior Information

Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	EX Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	6,000	273 Multi Use Storage	7	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	6,000	273	Offices	16	Brick Or Sic	Wood Frame/Joist/B	Normal	HW/Steam	Central	Normal	3	3
3	01	01	10,064	357	Offices	16	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,000	Multi Use Storage	50		123,000
2	6,000	Offices	50		467,820
3	10,064	Offices	50		739,510

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1970	1	6,000	1	6,000		3	3

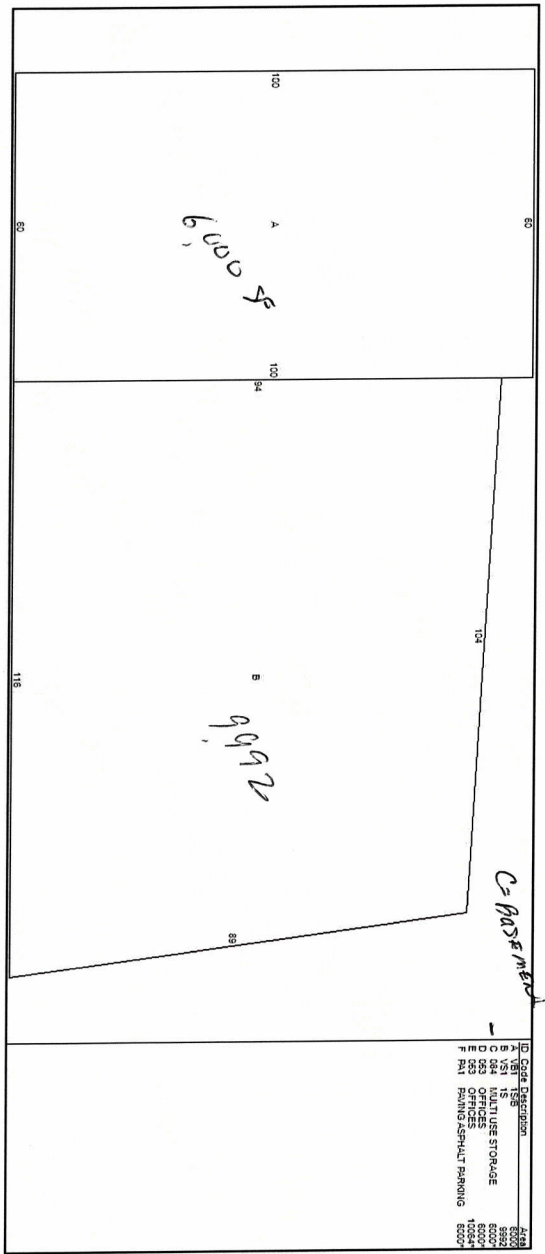
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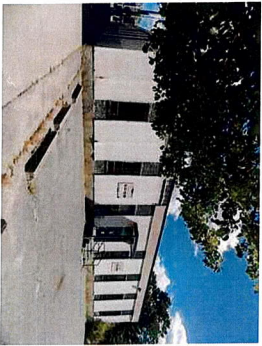
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Additional Property Photos



090-028 03/24/2020



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Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc Model	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
04	S	001	Office Low Rise 1-3 Sto	0	16,064	15.00	240,960	20	0	192,768	35		67,469	67,469	125,299
05	S	001	Muse Strg/Hvy ManMill	0	6,000	2.50	15,000	20	0	12,000	30		3,600	3,600	8,400

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
<p>Building Cost Detail - Building 1 of 1</p> <p>Total Gross Building Area 22,064</p> <p>Replace, Cost New Less Depr 1,330,330</p> <p>Percent Complete 100</p> <p>Number of Identical Units 1</p> <p>Economic Condition Factor 1,330,330</p> <p>Final Building Value</p> <p>Value per SF 60.29</p>							

Income Summary (Includes all Building on Parcel)

Total Net Income	133,699
Capitalization Rate	0.105000
Sub total	1,273,324
Residual Land Value	
Final Income Value	1,273,324
Total Gross Rent Area	22,064
Total Gross Building Area	22,064

Notes - Building 1 of 1