BROCKTON

Situs: 701 PLEASANT ST

PARCEL ID: 032-020

Class: 960

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

25166/66

INTERNATIONAL INSTITITE OF ANGLICAN STUDIES INC 701 PLEASANT ST **BROCKTON MA 02301**

GENERAL INFORMATION

Living Units Neighborhood 443 Alternate ID 192-1 Vol / Pg 25166/66

District

C1

Zoning Class **EXEMPT**

Property Notes



	Land Information											
Туре		Size Influence Factors	Influence %	Value								
Primary Undeveloped	AC AC	1.0000 0.8500		430,430 37,030								

Total Acres: 1.85

Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	467,500	467,500	0	447,000
Building	466,700	466,700	0	422,300
Total	934,200	934,200	0	869,300

Value Flag COST APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Entrance Information										
Date	ID	Entry Code	Source							

Permit Information											
Date Issued	Number	Price	Purpose		% Complete						
03/28/16	O58783	0	COO								
12/01/14	B61281	76,000	BLDG	Furnace/Duct Wk	100						
08/28/13	B58783	650,000	BLDG	Build Church	0						
04/24/13	B58022	0	BLDG	Tent	0						

Sales/Ownership History										
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee						
05/19/03	Land Only	Transfer Of Convenience	25266/66							
05/19/03	Land Only	Transfer Of Convenience	25166/63							
12/03/02	325,000 Land Only	Valid Sale	23577/299							
1										



COMMERCIAL PROPERTY RECORD CARD

Line Type

BROCKTON

 Situs : 701 PLEASANT ST
 Parcel Id: 032-020
 Class: 960
 Card: 1 of 1
 Printed: October 28, 2020

Building Information
Year Built/Eff Year 2004 /

Building # 1
Structure Type Religous
Identical Units 1
Total Units 1
Grade C

Covered Parking # Uncovered Parking

DBA SAINT PAUL'S

Building Other Features

Meas1 Meas2 # Stops Ident Units Line Type +/- Meas1 Meas2 # Stops Ident Units

1 Canopy Roof/Slab 12 18

2021

Interior/Exterior Information Line Level From - To Int Fin Area Perim Use Type Wall Height Ext Walls Construction **Partitions** Heating Cooling Plumbing Physical Functional 01 01 100 14 Masonry & | Wood Frame/Joist/B Normal 5,000 300 Religious Inst Hot Air Central Normal

	Interior/Exterior Valuation Detail									
e Use Value/RCNLD	% Complete	% Good	Use Type	Area	Line					
412,240		78	Religious Inst	5,000	1					
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	78			1					

					Outbuilding	Data					
	Line T	уре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	1 A	sph Pav	2004			1	35,000	С	3	3	54,440
-1	1										

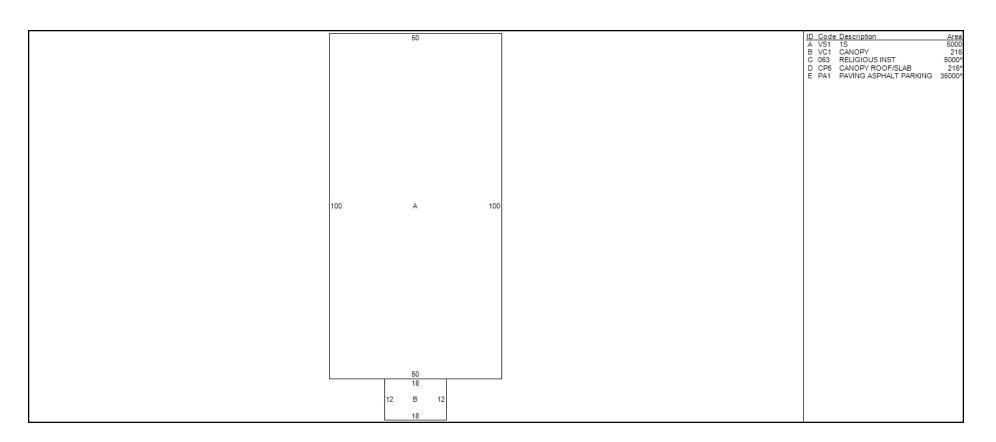
Outhuilding Data

tyler clt division

COMMERCIAL PROPERTY RECORD CARD 2021

BROCKTON

 Situs: 701 PLEASANT ST
 Parcel Id: 032-020
 Class: 960
 Card: 1 of 1
 Printed: October 28, 2020



Addtional Property Photos



COMMERCIAL PROPERTY RECORD CARD 2021

BROCKTON

Income Summary (Includes all Building on Parcel) Total Net Income Capitalization Rate

> **Residual Land Value** Final Income Value

Total Gross Rent Area Total Gross Building Area

Sub total

0.000000

5,000

Card: 1 of 1 Printed: October 28, 2020 Situs: 701 PLEASANT ST Class: 960 Parcel Id: 032-020

	Income Detail (Includes all Buildings on Parcel)													
		nc Model ModDescription	Units	Net Area	Incom e Rate	Econ Adjust	Potential Va Gross Mod Income		Additional Income	Effective Expense Gross Model % Income	•	•	Total Expenses	Net Operating Income
00	S	Shell Income Use Gro	out 0	5,000					0					

		Building Cost Detail - Building	ng 1 of 1						
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	5,000
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	412,240 100 1 412,240
								Value per SF	82.45

Notes - Building 1 of 1