

Situs : PLEASANT ST	PARCEL ID: 032-045R	Class : 392	Card: 1 of 1	Printed: October 28, 2020
---------------------	---------------------	-------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
SIX ZERO NINE PLEASANT ST LLC PO BOX 1687 BROCKTON MA 02303 42463/213 12/27/2012	Living Units Neighborhood 443 Alternate ID 196-2 Vol / Pg 42463/213 District Zoning C2 Class COMMERCIAL

Property Notes
REAR LAND



Land Information				
Type	Size	Influence Factors	Influence %	Value
Undeveloped	SF 31,242			31,240
Total Acres: .7172 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	31,200	31,200	0	31,200
Building	0	0	0	0
Total	31,200	31,200	0	31,200
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/27/12		Land + Bldg	Transfer Of Convenience	42463/213		

Inspection Witnessed By \_\_\_\_\_



**Situs : PLEASANT ST**

**Parcel Id: 032-045R**

**Class: 392**

Card: 1 of 1

Printed: October 28, 2020

**Additional Property Photos**

Situs : PLEASANT ST	Parcel Id: 032-045R	Class: 392	Card: 1 of 1	Printed: October 28, 2020
---------------------	---------------------	------------	--------------	---------------------------

Income Detail (Includes all Buildings on Parcel)																	
Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description		Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
							Income				Income						Income

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

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)			
								Total Net Income			
								Capitalization Rate			
								Sub total			
								Residual Land Value			
								Final Income Value			
								Total Gross Rent Area			
								Total Gross Building Area			