

COMMERCIAL PROPERTY RECORD CARD 2021

is : 41 WALL ST	PARCEL ID: 056-102	Class: 013	Card: 1 of 3	Printed: October 28
CURRENT OWNER	GENERAL INFORMATION		MAXISSIN	
TARTAGLIA CHARLES H PENELOPE A TARTAGLIA ETAL TR 9 DEPOT PLACE S EASTON MA 02375 07318/00018	Living Units 7 Neighborhood 450 Alternate ID 198BLMNT Vol / Pg 07318/00018 District Zoning C2 Class COMMERCIAL			
Property	Notes	En to the		
			and the second s	

		l	Land Information		Assessment Information							
Туре		Size	Influence Factors	Influence %	Value		Apprais	ed	Cost	Income	Prior	
Primary	SF	7,067			134,440	Land	134,4	400	134,400	134,400	128,000	
						Building	585,1	100	600,600	585,100	591,500	
						Total	719,5	500	735,000	719,500	719,500	
Total Acres: .1622 Spot:			Location:			Value Flag INCOME / Gross Building:		Basel	rride Reason Date of Value Date of Value	a 1/1/2020		

		Entrance Infor	mation		Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete		
12/16/16	CP	Field Review	Other	09/19/16	65503	4,000	OTHER	Sheetrock And A Few Walls	100		
				09/19/16	37644	3,000	BLDG	Ceilings, Shtrk	100		

	Sales/Ownership History												
Transfer Date	Price Type	Validity	Deed Reference Deed Type 7318/18	Grantee									

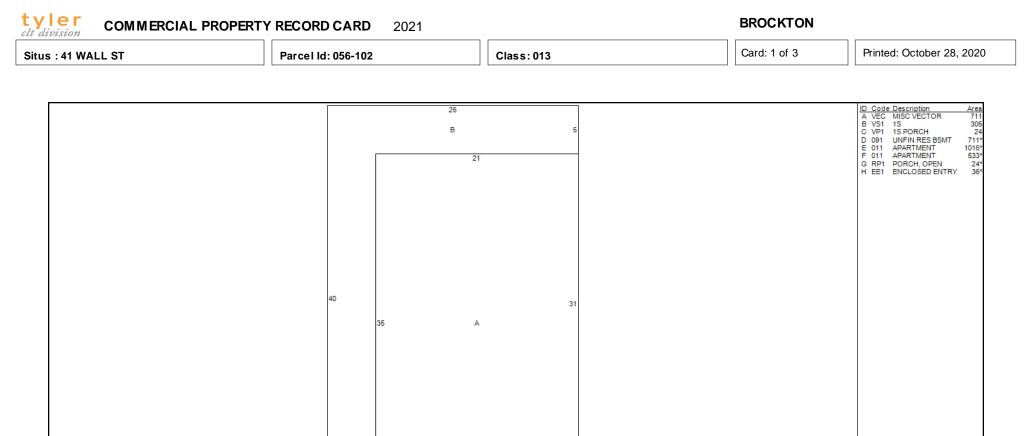
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COMMERCIAL PROPERTY RECORD CARD 2021

Situs : 41 WALL ST	Parcel Id: 056-102	Class: 01	3	Card: 1 of 3	Printed: October 28, 2020
Building Information			Building Other Features		
Year Built/Eff Year 1900 / Building # 1 Structure Type Residential 2 Family Identical Units 1 Total Units 2 Grade C # Covered Parking # Uncovered Parking DBA GYGY'S BREAKFAST/APTS	Line Type 2 Porch, Open 2 Enclosed Entry	/- Meas1 Meas2 # Stops 4 6 6 6	<u>s Ident Units</u> <u>Line Type</u> 1 1	+/- Meas1	Meas2 # Stops Ident Units

							Inter	ior/Exterior	Information						
Line	Level Fr	om - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	711	108	Unfin Res Bsmt	8	None	Wood Frame/Joist/B	None	None	None	None	3	3
2	01	01	100	1,016	132	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	533	81	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	4	4

Interior	r/Exterior Valuation Detail						Outbuildir	ng Data				
Area Use Type	% Good % Complete	Use Value/RCNLD	Line T	уре		Yr Blt Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
711 Unfin Res Bsmt	45	5,010										
1,016 Apartment	60	91,470										
533 Apartment	60	45,660										
	AreaUse Type711Unfin Res Bsmt1,016Apartment	711 Unfin Res Bsmt 45 1,016 Apartment 60	Area Use Type % Good % Complete Use Value/RCNLD 711 Unfin Res Bsmt 45 5,010 1,016 Apartment 60 91,470	AreaUse Type% Good% CompleteUse Value/RCNLDLineT711Unfin Res Bsmt455,0101,016Apartment6091,470	Area Use Type% Good % CompleteUse Value/RCNLDLineType711Unfin Res Bsmt455,0101,016Apartment6091,470	AreaUse Type% Good % CompleteUse Value/RCNLDLineType711Unfin Res Bsmt455,0101,016Apartment6091,470	AreaUse Type% Good% CompleteUse Value/RCNLDLineTypeYr BitMeas1711Unfin Res Bsmt455,0101,016Apartment6091,470	AreaUse Type% Good% CompleteUse Value/RCNLDLineTypeYr Blt Meas1Meas2711Unfin Res Bsmt455,0101,016Apartment6091,470	Area Use Type% Good % CompleteUse Value/RCNLDLineTypeYr BltMeas1Meas2Qty711Unfin Res Bsmt455,0101,016Apartment6091,470	AreaUse Type% Good % CompleteUse Value/RCNLDLineTypeYr Blt Meas1Meas2QtyArea711Unfin Res Bsmt455,0101,016Apartment6091,470	AreaUse Type% Good% CompleteUse Value/RCNLDLineTypeYr Blt Meas1Meas2QtyAreaGrade711Unfin Res Bsmt455,0101,016Apartment6091,470	AreaUse Type% Good% CompleteUse Value/RCNLDLineTypeYr BltMeas1Meas2QtyAreaGradePhy Fun711Unfin Res Bsmt455,0101,016Apartment6091,470



Addtional Property Photos





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BROCKTON

 Situs : 41 WALL ST
 Parcel Id: 056-102
 Class: 013
 Card: 1 of 3
 Printed: October 28, 2020

 Income Detail (Includes all Buildings on Parcel)

2021

		Inc Model ModDescription	Units	NetArea	Income Rate	Econ Adjust	Potential Gross Income		Vac Adj	Additional Income	Effective E Gross M Income	•	•	•		Total Expenses	Net Operating Income
00	S	Shell Income Use Gro	ur O	2,041						0							
01	А	002 Apartments/Per Unit	7	5,042			89,100	5		0	84,645	40			33,858	33,858	50,787
16	S	001 General Restaurant	0	1,440	15.00		21.600	15		0	18.360	20			3.672	3.672	14,688

		Ар	Building Cost Detail - Building	j 1 of 3					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	1	1	١٥	1	12,300	12,300	Total Gross Building Area	2,260
2	011 Apartment	1	2	١٥	1	13,800	13,800	Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	142,140 100 1 142,140
								Value per SF	62.89

Notes - Building 1 of 3	Income Summary (Includes all Building on Parcel)				
	Total Net Income Capitalization Rate Sub total Residual Land Value	65,475 0.091000 719,505			
	Final Income Value	719,505			
	Total Gross Rent Area Total Gross Building Area	6,482 8,523			



tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2021

Situs : 41 WALL ST	PARCEL ID: 056-102
CURRENT OWNER	GENERAL INFORMATION
TARTAGLIA CHARLES H PENELOPE A TARTAGLIA ETAL TR 9 DEPOT PLACE S EASTON MA 02375 07318/00018	Living Units 7 Neighborhood 450 Alternate ID 198BLMNT Vol / Pg 07318/00018 District Zoning C2 Class COMMERCIAL
Property	Notes

			Land Information			Assessment Information							
Туре		Size	Influence Factors	Influence %	Value		Ар	praised	Cost	Income	Prior		
Primary	SF	7,067			134,440	Land Building Total		134,400 585,100 719,500	134,400 600,600 735,000	134,400 585,100 719,500	128,000 591,500 719,500		
Total Acres: .1622 Spot:			Location:			Value Flag Gross Building:	INCOME A PPROA CH	Ba	Override Reason ise Date of Value ive Date of Value	1/1/2020			

		Entrance Infor		Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
12/16/16	CP	Field Review	Other	09/19/16	65503	4,000	OTHER	Sheetrock And A Few Walls	100
				09/19/16	37644	3,000	BLDG	Ceilings, Shtrk	100

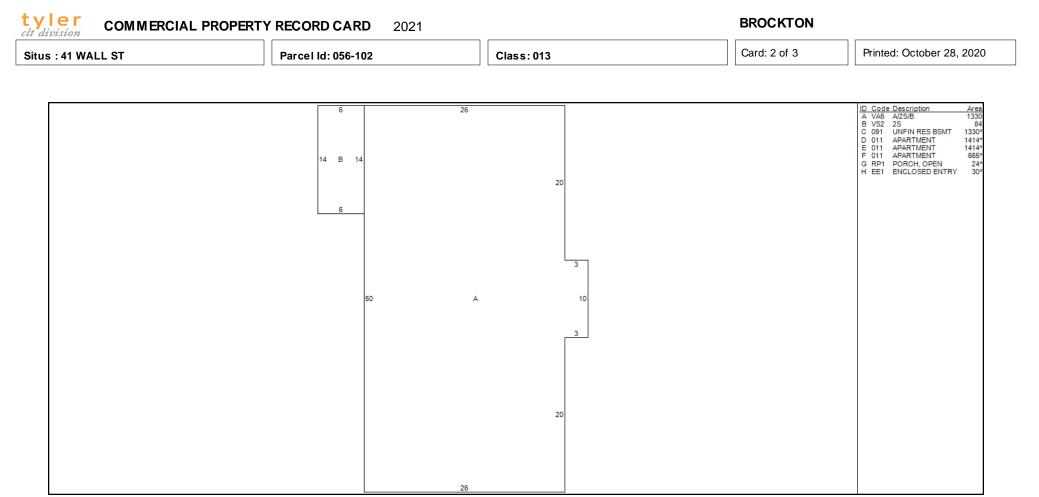
	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference Deed Type 7318/18	Grantee						



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Situs : 41 WALL ST	Parcel Id: 056-102		Class: 013		Card: 2 of 3	Printed: October 28, 2020
Duit the state of a second state			Duilding Of	h a n F a atuma a		
Building Information			Building Ot	her Features		
Year Built/Eff Year 1900 /	Line Type	+/- Meas1 Me	as2 # Stops Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units
Building # 1	2 Porch, Open	4	6 1			
Structure Type Residential 4 Family Identical Units 1	2 Enclosed Entry	5	6 1			
Total Units 5						
Grade C+ # Covered Parking						
# Uncovered Parking						
DBĂ						

	Interior/Exterior Information													
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing Physic	al Functional
1	B1 B	1	100	1,330	148	Unfin Res Bsmt	8	None	Wood Frame/Joist/B	None	None	None	None 3	3
2	01 0 ⁻	1	100	1,414	172	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal 4	4
3	02 02	2	100	1,414	160	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal 4	4
4	03 03	3	100	665	74	Apartment	8	Frame	Wood Frame/Joist/B	Below Norma	Hw /Steam	None	Normal 4	4

	Interior/E	xterior Valuation Detail				Outbuildi	ng Data		
Line	Area Use Type	% Good % Complete	e Use Value/RCNLD	Line Type	Yr Blt Meas1	Meas2	Qty	Area Grade Phy Fun	Value
1	1,330 Unfin Res Bsmt	45	10,120						
2	1,414 Apartment	60	135,620						
3	1,414 Apartment	60	128,110						
4	665 Apartment	60	58,700						



Addtional Property Photos



tyler *clt division* COMMERCIAL PROPERTY RECORD CARD

Situs: 41 WALL ST

BROCKTON

Class: 013 Card: 2 of 3 Printed: October 28, 2020

	Income Detail (Includes all Buildings on Parcel)														
		Inc Model ModDescription	Units	Net Area	Incom e Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Additional Adj Income		Expense Expense Model% Adj%	Expense Adj		Total Expenses	Net Operating Income
00	S A	Shell Income Use Grou 002 Apartments/Per Unit	ιτ 0 7	2,041 5.042			89.100	5	0 0	84.645	40		33.858	33,858	50,787
16	S	001 General Restaurant	0	1,440	15.00		21,600	15	0	18,360	20		3,672	3,672	14,688

2021

Parcel Id: 056-102

		Ар	Building Cost Detail - Building	j 2 of 3					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	4	1	١٥	4	12,300	49,200	Total Gross Building Area	4,823
2	011 Apartment	1	2	10	1	13,800	13,800	Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	332,550 100 1 332,550
								Value per SF	68.95

Income Summary (Includes all Building on Parcel)			
Total Net Income Capitalization Rate Sub total Residual Land Value	65,475 0.091000 719,505		
Final Income Value Total Gross Rent Area Total Gross Building Area	719,505 6,482 8,523		



tyler cit division COMMERCIAL PROPERTY RECORD CARD 2021

s : 41 WALL ST	PARCEL ID: 056-102	Class: 013	Card: 3 of 3	Printed: October 28, 20
CURRENT OWNER	GENERAL INFORMATION			
TARTAGLIA CHARLES H PENELOPE A TARTAGLIA ETAL TR 9 DEPOT PLACE S EASTON MA 02375 07318/00018	Living Units 7 Neighborhood 450 Alternate ID 198BLMNT Vol / Pg 07318/00018 District Zoning C2 Class COMMERCIAL			
Propert	y Notes			

	Land Information						Asses	sment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Ар	praised	Cost	Income	Prior
Primary	SF	7,067			134,440	Land Building Total		134,400 585,100 719,500	134,400 600,600 735,000	134,400 585,100 719,500	128,000 591,500 719,500
Total Acres: .1622 Spot:			Location:				INCOME A PPROA CH	Manual C Ba	Override Reason se Date of Value ve Date of Value	1/1/2020	

		Entrance Inf	ormation	Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
12/16/16	CP	Field Review	Other	09/19/16	65503	4,000	OTHER	Sheetrock And A Few Walls	100
				09/19/16	37644	3,000	BLDG	Ceilings, Shtrk	100

	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee						
			7318/18							
L										



Situs : 41 WALL ST	Parcel Id: 056-102	Class: 013	Card: 3 of 3	Printed: October 28, 2020
Building Information		Building Other Features		
Year Built/Eff Year 1900 / Building # 1 Structure Type Restaurant Identical Units 1 Grade C+ # Covered Parking # Uncovered Parking DBA	⊥ine Type +/-	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units

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	01 01	100	1,440	152	Restaurant	12	Masonry &	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4

		Interior/Exterior Valuation Detail					Outbuildin	ng Data			
Lin	e Area Use Type	% Good % Complete	Use Value/RCNLD	Line	Туре	Yr Blt Meas1	Meas2	Qty	Area	Grade Phy Fun	Value
1	1,440 Restaurant	60	125,950								



	itus : 41 WALL ST	Parcel Id: 056-102	Class: 013	Card: 3 of 3	Printed: October 28, 2020
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	40		ID Code Description Area A VS1 1S 1440 B 031 RESTAURANT 1440*
			B USI RESTAURANT 1440
36	A	36	
	40		

Addtional Property Photos

tyler COMMERCIAL PROPERTY RECORD CARD 2021

Situs : 41 WALL ST	Parcel Id: 056-102	Class: 013	Card: 3 of 3	Printed: October 28, 2020
	Income Detail (Inc	ludes all Buildings on Parcel)		

-			Inc Model ModDescription	Units	Net Area	Incom e Rate	Econ Adjust	Potential Gross Income		Vac Adj	Additional Income	Effective I Gross I Income	Expense Model%	•	Expense Adj		Total Expenses	Net Operating Income
0	00 S	5	Shell Income Use Grou	ıt O	2,041						0							
()1 A		002 Apartments/Per Unit	7	5,042			89,100	5		0	84,645	40			33,858	33,858	50,787
1	6 S	5	001 General Restaurant	0	1,440	15.00		21,600	15		0	18,360	20			3,672	3,672	14,688

	Ара	Building Cost Detail - Building	g 3 of 3					
Line Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
							Total Gross Building Area	1,440
							Replace, Cost New Less Depr	125,950
							Percent Complete	100
							Number of Identical Units	1
							Economic Condition Factor	
							Final Building Value	125,950
							Value per SF	87.47

Notes - Building 3 of 3	Income Summary (Includes all Build	ling on Parcel)
	Total Net Incom e Capitalization Rate Sub total Residual Land Value	65,475 0.091000 719,505
	Final Income Value	719,505
	Total Gross Rent Area Total Gross Building Area	6,482 8,523