

Situs : 34 WALL ST

PARCEL ID: 057-080

Class : 111

Card: 1 of 1

Printed: November 13, 2020

## CURRENT OWNER

EQUITY REDEVELOPMENT LLC  
83 COLLEGE DR  
BROCKTON MA 02301  
37874/98 11/02/2009

## GENERAL INFORMATION

Living Units 4  
Neighborhood 4311  
Alternate ID 11  
Vol / Pg 37874/98  
District  
Zoning R3  
Class COMMERCIAL

057-080 03/21/2020

## Property Notes

## Land Information

| Type                                  | Size | Influence Factors | Influence % | Value   |
|---------------------------------------|------|-------------------|-------------|---------|
| Primary                               | U    | 4.00              |             | 112,000 |
| Total Acres: .1894<br>Spot: Location: |      |                   |             |         |

## Assessment Information

|                                  | Appraised       | Cost    | Income  | Prior   |
|----------------------------------|-----------------|---------|---------|---------|
| Land                             | 112,000         | 112,000 | 112,000 | 111,600 |
| Building                         | 271,900         | 290,300 | 271,900 | 272,300 |
| Total                            | 383,900         | 402,300 | 383,900 | 383,900 |
| Manual Override Reason           |                 |         |         |         |
| Base Date of Value 1/1/2020      |                 |         |         |         |
| Effective Date of Value 1/1/2020 |                 |         |         |         |
| Value Flag                       | INCOME APPROACH |         |         |         |
| Gross Building:                  |                 |         |         |         |

## Entrance Information

| Date | ID | Entry Code | Source |
|------|----|------------|--------|
|      |    |            |        |

## Permit Information

| Date Issued | Number | Price  | Purpose          | % Complete |
|-------------|--------|--------|------------------|------------|
| 12/14/09    | 52594  | 10,400 | BLDG Int Remodel | 100        |

## Sales/Ownership History

| Transfer Date | Price   | Type        | Validity               | Deed Reference | Deed Type | Grantee                  |
|---------------|---------|-------------|------------------------|----------------|-----------|--------------------------|
| 11/02/09      | 177,500 | Land + Bldg | Sale After Foreclosure | 37874/98       |           | EQUITY REDEVELOPMENT LLC |
| 10/01/09      | 170,000 | Land + Bldg | Repossession           | 37770/343      |           |                          |
| 11/08/06      | 463,000 | Land + Bldg | Valid Sale             | 33647/166      |           |                          |
| 06/29/01      | 240,000 | Land + Bldg | Valid Sale             | 20119/236      |           |                          |

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

Situs : 34 WALL ST

Parcel Id: 057-080

Class: 111

Card: 1 of 1

Printed: November 13, 2020

## Building Information

Year Built/Eff Year 1900 /  
Building # 1  
Structure Type Residential 4 Family  
Identical Units 1  
Total Units 4  
Grade C+  
# Covered Parking  
# Uncovered Parking  
DBA

## Building Other Features

| Line | 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    | B1    | B1        | 100     | 1,497 |       | Support Area | 9           | Frame     | Wood Frame/Joist/B | Below Normal | None      | None    | None     | 3        | 3          |
| 2    | 01    | 01        | 100     | 1,631 |       | Apartment    | 9           | Frame     | Wood Frame/Joist/B | Below Normal | Hw /Steam | None    | Normal   | 3        | 3          |
| 3    | 02    | 02        | 100     | 1,631 |       | Apartment    | 9           | Frame     | Wood Frame/Joist/B | Below Normal | Hw /Steam | None    | Normal   | 3        | 3          |
| 4    | 03    | 03        | 100     | 1,123 |       | Apartment    | 9           | Frame     | Wood Frame/Joist/B | Below Normal | Hw /Steam | None    | Normal   | 3        | 3          |
| 5    | 01    | 02        |         | 18    | 18    | Apartment    | 9           | Frame     | Wood Frame/Joist/B | Below Normal | Hw /Steam | None    | Normal   | 3        | 3          |
| 6    | 01    | 02        |         | 32    | 24    | Apartment    | 9           | Frame     | Wood Frame/Joist/B | Below Normal | Hw /Steam | None    | Normal   | 3        | 3          |

## Interior/Exterior Valuation Detail

| Line | Area  | Use Type     | % Good | % Complete | Use Value/RCNLD |
|------|-------|--------------|--------|------------|-----------------|
| 1    | 1,497 | Support Area |        | 45         | 12,270          |
| 2    | 1,631 | Apartment    |        | 45         | 101,740         |
| 3    | 1,631 | Apartment    |        | 45         | 97,440          |
| 4    | 1,123 | Apartment    |        | 45         | 67,090          |
| 5    | 18    | Apartment    |        | 45         | 4,600           |
| 6    | 32    | Apartment    |        | 45         | 7,130           |

## Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy Fun | Value |
|------|------|--------|-------|-------|-----|------|-------|---------|-------|
|------|------|--------|-------|-------|-----|------|-------|---------|-------|

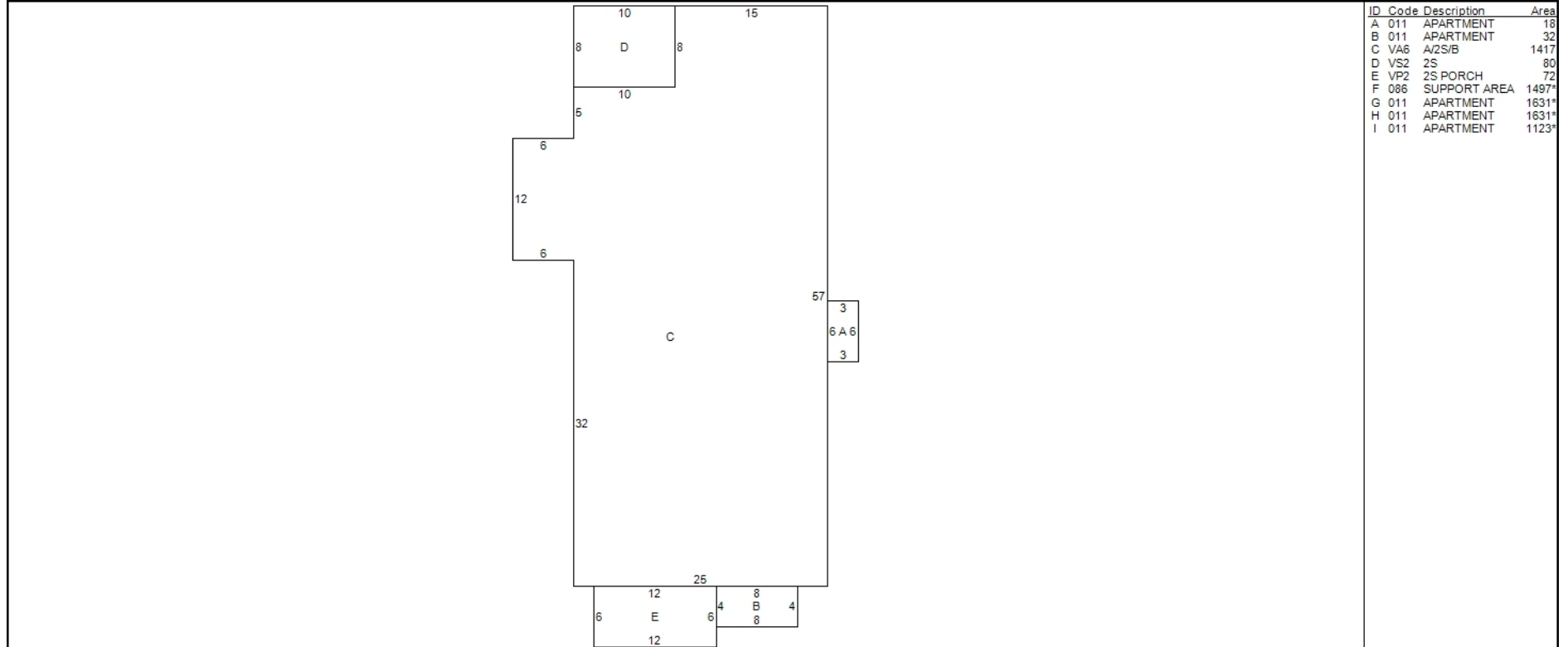
**Situs : 34 WALL ST**

Parcel Id: 057-080

**Class: 111**

Card: 1 of 1

Printed: November 13, 2020



### Additional Property Photos



|                    |                    |            |              |                            |
|--------------------|--------------------|------------|--------------|----------------------------|
| Situs : 34 WALL ST | Parcel Id: 057-080 | Class: 111 | Card: 1 of 1 | Printed: November 13, 2020 |
|--------------------|--------------------|------------|--------------|----------------------------|

| 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 |
| 00                                               | S        | Shell Income Use Group  | 0     |          |             |             |                        |           |         | 0                 |                        |                 |               |             |                |                |                      |
| 01                                               | A        | 002 Apartments/Per Unit | 4     | 4,485    |             |             | 52,200                 | 5         |         | 0                 | 49,590                 | 40              |               |             | 19,836         | 19,836         | 29,754               |

| Apartment Detail - Building 1 of 1 |          |           |          |      |       |       |        |
|------------------------------------|----------|-----------|----------|------|-------|-------|--------|
| Line                               | Use Type |           | Per Bldg | Beds | Baths | Units | Income |
| 1                                  | 011      | Apartment | 2        | 2    | 10    | 2     | 27,600 |
| 2                                  | 011      | Apartment | 2        | 1    | 10    | 2     | 24,600 |

| Building Cost Detail - Building 1 of 1 |         |
|----------------------------------------|---------|
| Total Gross Building Area              | 5,982   |
| Replace, Cost New Less Depr            | 290,270 |
| Percent Complete                       | 100     |
| Number of Identical Units              | 1       |
| Economic Condition Factor              |         |
| Final Building Value                   | 290,270 |
| Value per SF                           | 48.52   |

| Notes - Building 1 of 1 |  |
|-------------------------|--|
|                         |  |

| Income Summary (Includes all Building on Parcel) |          |
|--------------------------------------------------|----------|
| Total Net Income                                 | 29,754   |
| Capitalization Rate                              | 0.077500 |
| Sub total                                        | 383,923  |
| Residual Land Value                              |          |
| Final Income Value                               | 383,923  |
| Total Gross Rent Area                            | 5,982    |
| Total Gross Building Area                        | 5,982    |