

Situs : 451 WARREN AV	PARCEL ID: 063-069	Class: 111	Card: 1 of 1	Printed: November 13, 2020
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CURRENT OWNER	GENERAL INFORMATION
CONDON ROBERT A & ALINA CONDON 461 MONTELLO ST BROCKTON MA 02301 05573/00169	Living Units 5 Neighborhood 4311 Alternate ID 57 Vol / Pg 05573/00169 District Zoning R3 Class APARTMENT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	U	5.00		140,000
Total Acres: .1377 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	140,000	140,000	140,000	100,800
Building	312,300	303,700	312,300	351,500
Total	452,300	443,700	452,300	452,300
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
5573/169						

Inspection Witnessed By _____

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Card: 1 of 1

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Building Information

Year Built/Eff Year 1920 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 5
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		6	6		1							
2	Porch Covered		5	13		1							
2	Porch Covered		5	20		1							
2	Porch Covered		1	47		1							

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	1,755	212	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	None	3	2
2	01	01	100	1,755	212	Apartment	9	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
3	02	02	100	1,755	212	Apartment	9	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
4	03	03	100	710	85	Apartment	9	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,755	Support Area		40	13,150
2	1,755	Apartment		45	125,900
3	1,755	Apartment		45	117,250
4	710	Apartment		45	47,390

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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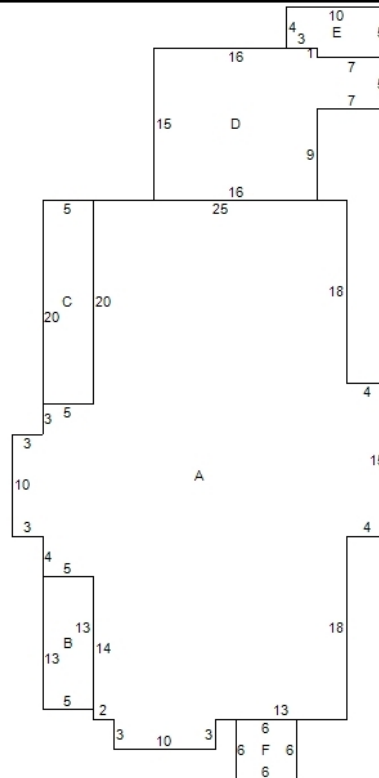
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ID	Code	Description	Area
A	VA6	A/2S/B	1480
B	VEC	MISC VECTOR	65
C	VP1	1S PORCH	100
D	VEC	MISC VECTOR	275
E	VEC	MISC VECTOR	47
F	VEC	MISC VECTOR	36
G	086	SUPPORT AREA	1755*
H	011	APARTMENT	1755*
I	011	APARTMENT	1755*
J	011	APARTMENT	710*
K	RP5	PORCH COVERED	36*
L	RP5	PORCH COVERED	65*
M	RP5	PORCH COVERED	100*
N	RP5	PORCH COVERED	47*

Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	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	5	4,220			61,500	5		0	58,425	40			23,370	23,370	35,055

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	5	1	10	5	12,300	61,500

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	5,975
Replace, Cost New Less Depr	303,690
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	303,690
Value per SF	50.83

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	35,055
Capitalization Rate	0.077500
Sub total	452,323
Residual Land Value	
Final Income Value	452,323
Total Gross Rent Area	5,975
Total Gross Building Area	5,975