

Situs : 685 WARREN AV

PARCEL ID: 069-132

Class : 031

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

CORREIA JUVENAL
NATALIA CORREIA
90 HATCHFIELD DR
BROCKTON MA 02301
31253/209 08/31/2005

GENERAL INFORMATION

Living Units 2
Neighborhood 431
Alternate ID 41-1
Vol / Pg 31253/209
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,248		97,010
Total Acres: .0975 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	97,000	97,000	97,000	92,400
Building	279,000	261,300	279,000	283,600
Total	376,000	358,300	376,000	376,000
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
09/10/20	DB	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/11/10	53201	6,000	BLDG Exhaust Work	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/31/05	399,500	Land + Bldg	Valid Sale	31253/209		CORREIA JUVENAL

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1930 /
Building # 1
Structure Type Mixed Residential/C
Identical Units 1
Total Units 2
Grade C+
Covered Parking
Uncovered Parking
DBA HEIDI'S PLACE +
APTS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Enclosed Entry		12	4			1								
1	Enclosed Entry		8	4			2								

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	1,200	148	Support Area	9	None	Wood Frame/Joist/B	None	None	None	None	3	3
2	01	01	100	1,812	168	Restaurant	12	Masonry & I	Wood Frame/Joist/B	Normal	Hw /Steam	Unit	Normal	4	3
3	02	02	100	1,140	156	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	03	03	100	792	68	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,200	Support Area		45	11,660
2	1,812	Restaurant		50	118,270
3	1,140	Apartment		45	78,090
4	792	Apartment		45	51,910

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1960	1	1,500	1	1,500		2	2	1,370

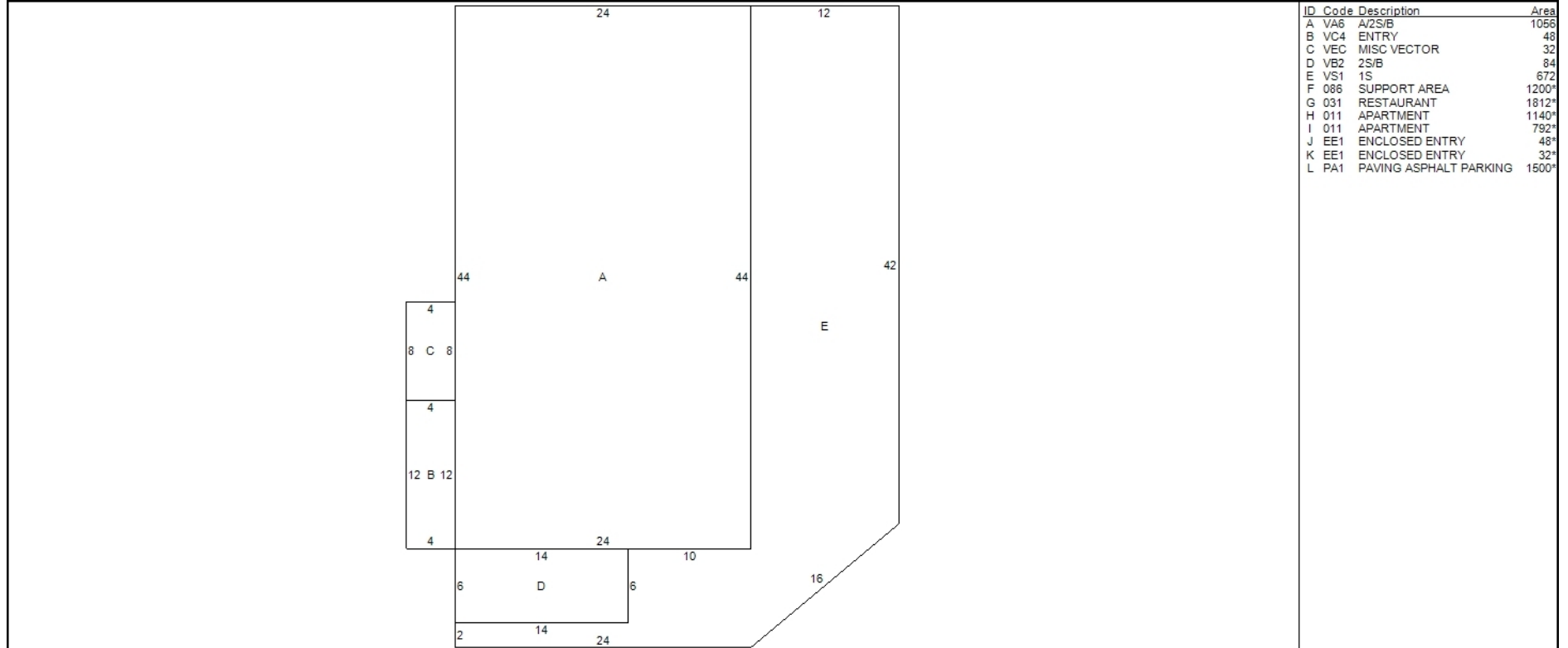
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Additional Property Photos

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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	2	1,932			27,600	5		0	26,220	40			10,488	10,488	15,732
16	S	001 General Restaurant	0	1,812	15.00		27,180	15		0	23,103	20			4,621	4,621	18,482

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	10	2	13,800	27,600

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	4,944
Replace, Cost New Less Depr	259,930
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	259,930
Value per SF	52.57

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	34,214
Capitalization Rate	0.091000
Sub total	375,978
Residual Land Value	
Final Income Value	375,978
Total Gross Rent Area	4,944
Total Gross Building Area	4,944