

Situs : 16 CARROLL AV

PARCEL ID: 072-362

Class : 321

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

TWIN CAM LLC
14 CARROLL AVE
BROCKTON MA 02301
26660/002 09/29/2003

GENERAL INFORMATION

Living Units
Neighborhood 431
Alternate ID 2
Vol / Pg 26660/002
District
Zoning R1C
Class COMMERCIAL



072-362 03/23/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,688		114,350
Total Acres: .1765 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	114,400	114,400	114,400	108,900
Building	175,600	173,800	175,600	165,700
Total	290,000	288,200	290,000	274,600
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
09/29/03	375,000	Land + Bldg	Includes Pp/Good Will	26660/002		TWIN CAM LLC

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1960 / 1995
Building # 1
Structure Type Warehouse
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA MOBERG
CONTRACTORS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Utility Bldg-Frame		8	54		1
1	Overhead Dr-Wood/Mtl		10	12		1
1	Overhead Dr-Wood/Mtl		10	8		3

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	4,428	218	Warehouse	14	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	4
2	02	02	100	832	116	Multi-Use Office	10	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,428	Warehouse		55	129,530
2	832	Multi-Use Office		55	42,110

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	1,400	1	1,400	C	3	4	2,140

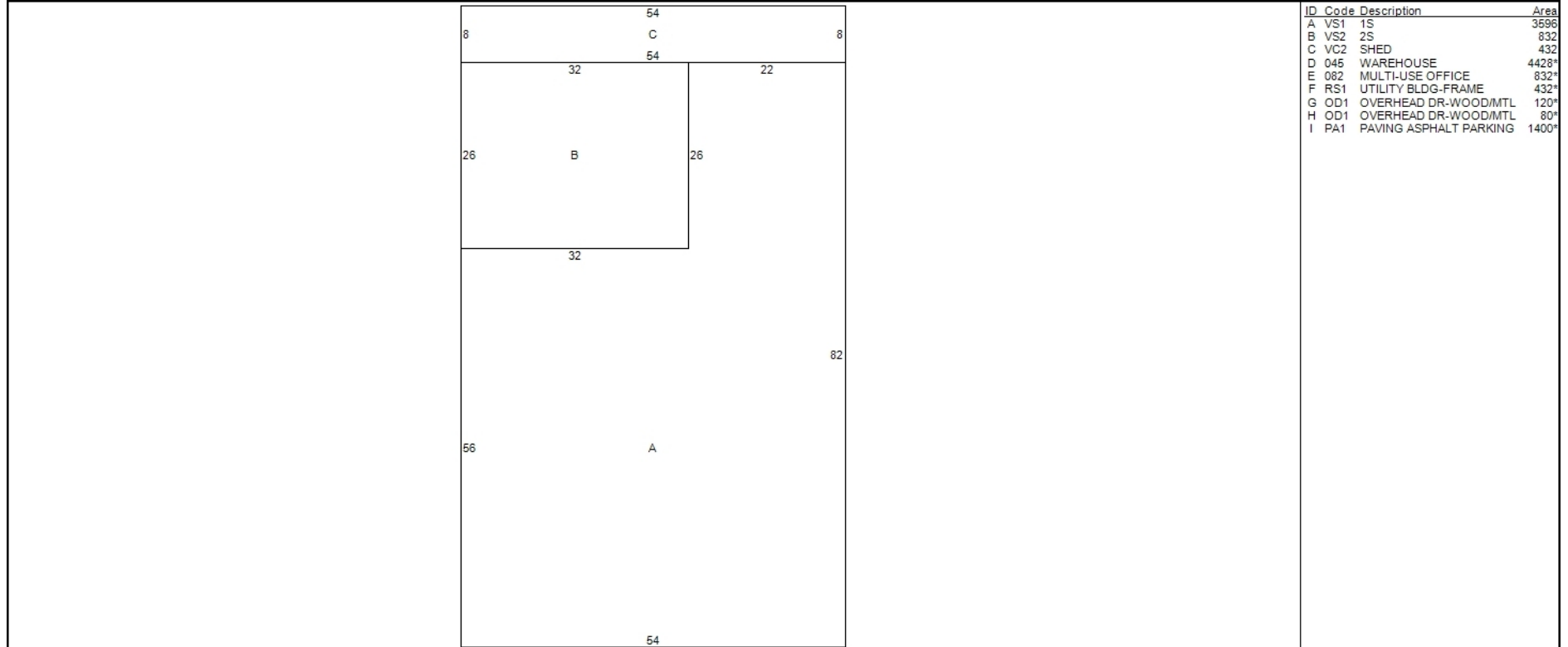
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Additional Property Photos



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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
12	S	002 Warehouse	0	4,428	6.00	125	33,210	12		0	29,225	15			4,384	4,384	24,841
24	S	003 Converted & Multi Office	0	832	12.00	125	12,480	12.5		0	10,920	30			3,276	3,276	7,644

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	5,260
								Replace, Cost New Less Depr	171,640
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	171,640
								Value per SF	32.63

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	32,485
								Capitalization Rate	0.112000
								Sub total	290,045
								Residual Land Value	
								Final Income Value	290,045
								Total Gross Rent Area	5,260
								Total Gross Building Area	5,260