

Situs : 965 WARREN AV	PARCEL ID: 085-098	Class : 111	Card: 1 of 1	Printed: November 13, 2020
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CURRENT OWNER	GENERAL INFORMATION
JENSEN KURT ALAN 965 WARREN AVE BROCKTON MA 02301 10975/00142	Living Units 5 Neighborhood 4312 Alternate ID 23-2 Vol / Pg 10975/00142 District Zoning R3 Class APARTMENT

Property Notes



085-098 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	U	5.00		115,000
Total Acres: .1853 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	115,000	115,000	115,000	110,700
Building	430,000	422,400	430,000	436,800
Total	545,000	537,400	545,000	547,500
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
01/08/04	41115	14,000	BLDG Siding, Gutrs,	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				10975/142		

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1902 /
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
2	Porch, Open		1	72			1
3	Porch, Open Upper		1	72			1
4	Porch, Open Upper		1	72			1
2	Porch, Open		1	60			1
3	Porch, Open Upper		1	60			1
4	Porch, Open Upper		1	60			1
2	Utility Bldg-Frame		1	42			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	1,914	206	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,914	206	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	4
3	02	02	100	1,680	180	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
4	03	03	100	1,680	180	Apartment	9	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	1,914	Support Area	45		17,690
2	1,914	Apartment	50		152,450
3	1,680	Apartment	50		127,840
4	1,680	Apartment	45		115,050

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Det Garage	1935	1	468	1	468		3 3	6,400
2	Det Garage	1935	1	216	1	216		3 3	2,950

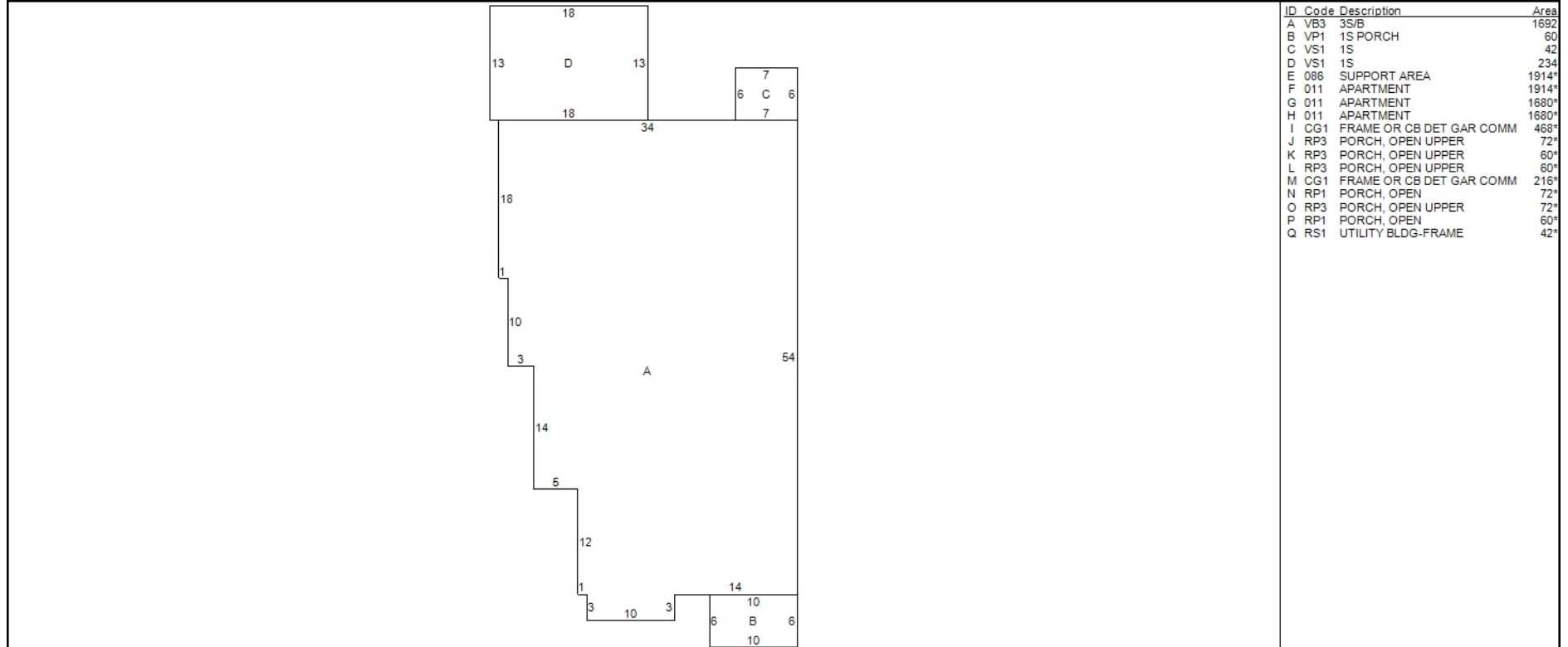
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Additional Property Photos



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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	5	5,274		95	74,100	5		0	70,395	40			28,158	28,158	42,237

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	5	3	10	5	15,600	78,000

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	7,188
Replace, Cost New Less Depr	413,030
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	413,030
Value per SF	57.46

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	42,237
Capitalization Rate	0.077500
Sub total	544,994
Residual Land Value	
Final Income Value	544,994
Total Gross Rent Area	7,188
Total Gross Building Area	7,188