

Situs : 491 MAIN ST		PARCEL ID: 088-060		Class: 330		Card: 1 of 1		Printed: October 28, 2020		
CURRENT OWNER			GENERAL INFORMATION							
NESSEN DANA 491 MAIN ST BROCKTON MA 02301 13487/00323			Living Units Neighborhood 441 Alternate ID 87 Vol / Pg 13487/00323 District Zoning C2 Class COMMERCIAL							
Property Notes										
Land Information						Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior	
Primary	SF	6,497		108,340		Land 108,300	108,300	108,300	103,200	
						Building 29,600	29,600	-88,100	25,900	
						Total 137,900	137,900	20,200	129,100	
Total Acres: .1492 Spot:						Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020				
Entrance Information						Permit Information				
Date	ID	Entry Code	Source			Date Issued	Number	Price	Purpose	% Complete
						02/12/13 S57757 0 BLDG 24x36 Sign 100				
						12/08/03 41044 0 BLDG Dbl Sided F S S 100				
Sales/Ownership History										
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee				
13487/323										

Situs : 491 MAIN ST

Parcel Id: 088-060

Class: 330

Card: 1 of 1

Printed: October 28, 2020

## Building Information

Year Built/Eff Year 1979 /  
Building # 1  
Structure Type Retail Single Occup  
Identical Units 1  
Total Units 1  
Grade D  
# Covered Parking  
# Uncovered Parking  
DBA VIP USED MOTORS

## 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	01	01	100	300	70	Multi-Use Office	14	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	4

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	300	Multi-Use Office		60	19,710

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Paving Asp	1980	1	6,000	1	6,000		3	3	9,880

Situs : 491 MAIN ST

Parcel Id: 088-060

Class: 330

Card: 1 of 1

Printed: October 28, 2020

	<div>20</div> <div>15</div> <div>A</div> <div>15</div> <div>20</div>		<table> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>VS1</td> <td>1S</td> <td>300</td> </tr> <tr> <td>B</td> <td>082</td> <td>MULTI-USE OFFICE</td> <td>300*</td> </tr> <tr> <td>C</td> <td>PA2</td> <td>PAVING ASPHALT/CONCRETE</td> <td>6000*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A	VS1	1S	300	B	082	MULTI-USE OFFICE	300*	C	PA2	PAVING ASPHALT/CONCRETE	6000*
ID	Code	Description	Area																
A	VS1	1S	300																
B	082	MULTI-USE OFFICE	300*																
C	PA2	PAVING ASPHALT/CONCRETE	6000*																

**Additional Property Photos**



Situs : 491 MAIN ST	Parcel Id: 088-060	Class: 330	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	------------	--------------	---------------------------

Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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
24	S	003	Converted & Multi Office	0	300	12.00		3,600	12.5		0	3,150	30			945	945	2,205

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	300
								Replace, Cost New Less Depr	19,710
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	19,710
								Value per SF	65.70

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	2,205
		Capitalization Rate	0.109000
		Sub total	20,229
		Residual Land Value	
		Final Income Value	20,229
		Total Gross Rent Area	300
		Total Gross Building Area	300