COMMERCIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 491 MAIN ST

PARCEL ID: 088-060

Class: 330

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SF

6,497

NESSEN DANA 491 MAIN ST BROCKTON MA 02301 13487/00323 GENERAL INFORMATION

Living Units
Neighborhood 441
Alternate ID 87
Vol / Pg 13487/00323

District Zoning

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Class COMMERCIAL

Property Notes

	Land Information		
Туре	Size Influence Factors	Influence %	Value
			I

Total Acres: .1492

Spot:

Primary

Location:

Assessment Information										
	Appraised	Cost	Income	Prior						
Land Building Total	108,300 29,600 137,900	108,300 29,600 137,900	108,300 -88,100 20,200	103,200 25,900 129,100						

Value Flag COST APPROACH Gross Building:

Manual Override Reason
Base Date of Value 1/1/2020
Effective Date of Value 1/1/2020

Entrance Information										
Date	ID	Entry Code	Source							
		<u>-</u>								

			Permit Info	ormation	
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					

108,340



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2021

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 Fo	eatures

+/- Meas1 Meas2 # Stops Ident Units Line Type Meas1 Meas2 # Stops Ident Units Line Type

	Interior/Exterior Information													
Line	Level From -	o Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plum bing	Physical	Functional
1	01 01	100	300	70	Multi-Use Office	14	Concrete BI	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							

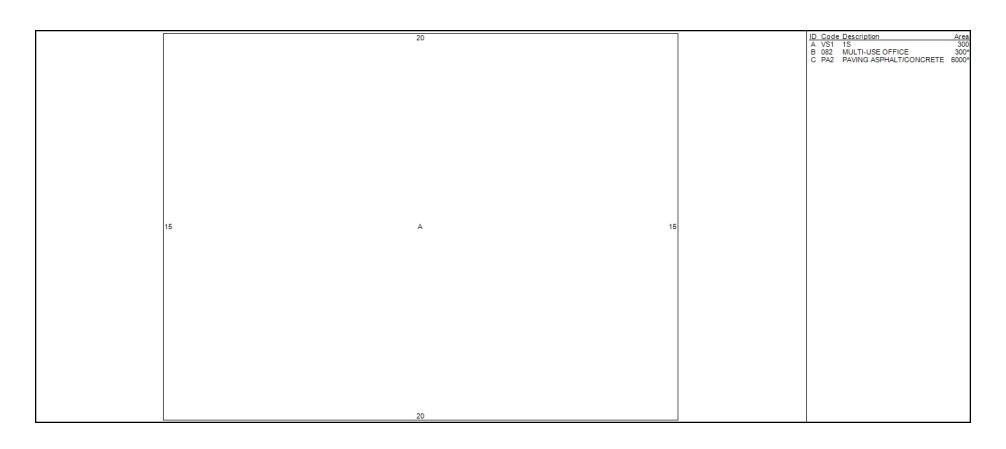
				Outbuild	ing Data				
Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade Phy	/ Fun	Value
1	Paving Asp	1980	1	6,000	1	6,000	3	3	9,880

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Addtional Property Photos







COMMERCIAL PROPERTY RECORD CARD

2021

Notes - Building 1 of 1

BROCKTON

Income Summary (Includes all Building on Parcel) Total Net Income

Sub total

Capitalization Rate

Residual Land Value Final Income Value

Total Gross Rent Area

Total Gross Building Area

2,205

20,229

20,229

300

300

0.109000

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	Income Detail (Includes all Buildings on Parcel)															
	Inc Model ModDescription	Units	Net Area	Incom e Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	•		Total Expenses	Net Operating Income
24 S	003 Converted & Multi Office	c∈ 0	300	12.00		3,600	12.5		0	3,150	30			945	945	2,205

		Ap	Building Cost Detail - Building	g 1 of 1					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	300
								ace, Cost New Less Depr Percent Complete Number of Identical Units conomic Condition Factor Final Building Value	19,710 100 1 19,710
								Value per SF	65.70