

Situs : 463 MAIN ST	PARCEL ID: 089-005	Class : 958	Card: 1 of 2	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
OLD COLONY Y 320 MAIN ST BROCKTON MA 02301 04075/00768	Living Units Neighborhood 441 Alternate ID 88 Vol / Pg 04075/00768 District Zoning R3 Class EXEMPT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	36,788		261,010
Total Acres: .8445 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	261,000	261,000	261,000	248,600
Building	2,401,600	2,401,600	2,161,300	2,161,400
Total	2,662,600	2,662,600	2,422,300	2,410,000
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
04/26/18	CP	Field Review	Other
01/04/17	HP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/10/18	68587	18,000	SIDING	
07/06/17	O65075	0	OTHER	Modification Of Existing Wireless C 100
07/18/16	65075	23,000	OTHER	Modificatn Of Wireless Commcnctns 100
11/24/14	B61263	13,000	BLDG	Redo 6 Antennas 100
08/14/12	56993	5,000	BLDG	Micow ave Dish 0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
4075/768						

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1918 /
Building # 1
Structure Type Social/Fraternal Hall
Identical Units 1
Total Units
Grade B
Covered Parking
Uncovered Parking
DBA OLD COLONY Y
YOUTH DIVISION

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch Covered		1	192		1
1	Sprinkler Sys Wet		28,484	1		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	5,144	265	Social/Fraternal H	10	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	5,144	265	Multi-Use Office	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	5,144	265	Multi-Use Office	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
4	03	03	100	3,612	404	Multi Use Apts	8	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
5	B1	B1	100	4,720	139	Social/Fraternal H	10	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
6	01	01	100	4,720	139	Auditorium/Theater	20	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	5,144	Social/Fraternal Hall		60	338,780
2	5,144	Multi-Use Office		60	320,410
3	5,144	Multi-Use Office		60	293,660
4	3,612	Multi Use Apts		60	204,490
5	4,720	Social/Fraternal Hall		60	249,980
6	4,720	Auditorium/Theater		60	309,900

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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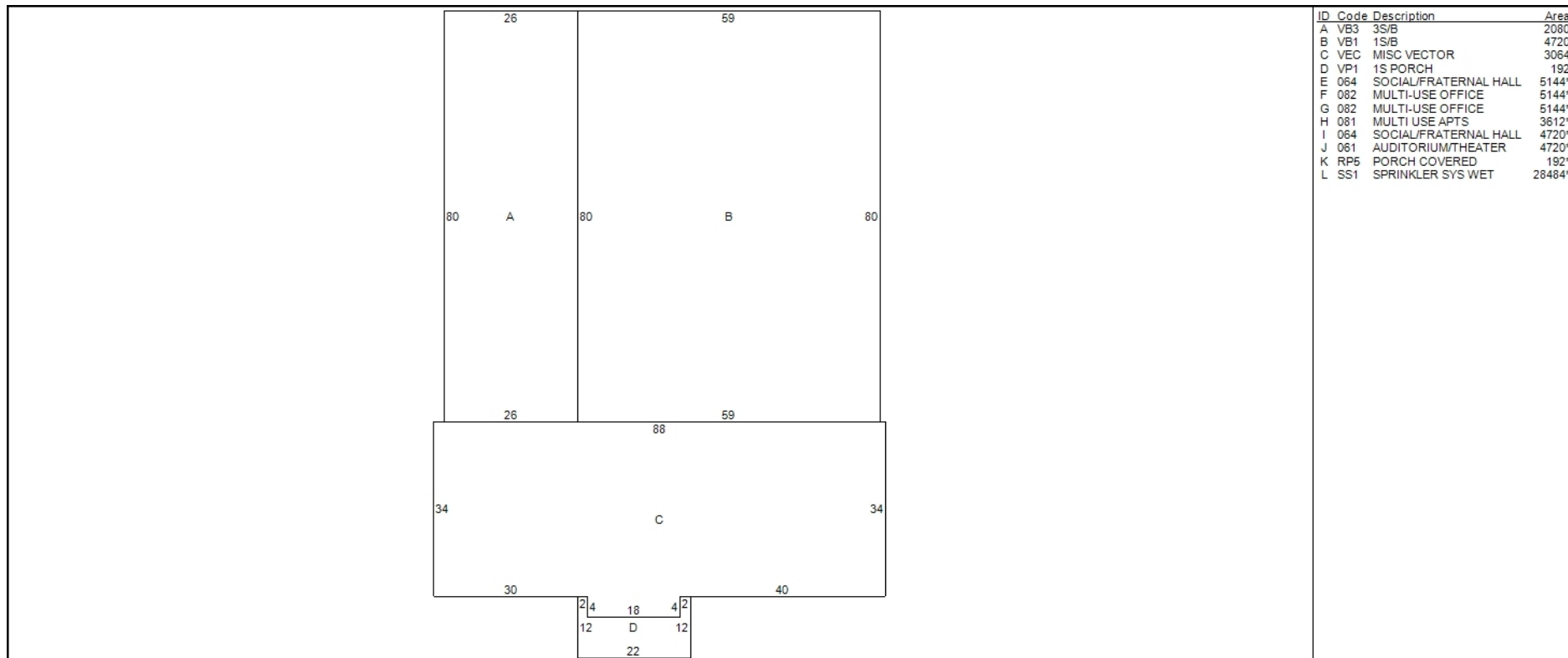
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	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
03	S	002	General Retail Model	0	11,090	12.50		138,625	10		0	124,763	25			31,191	31,191	93,572
17	S	001	Multi Apts/Mix Use	0	3,612	8.50		30,702	5		0	29,167	40			11,667	11,667	17,500
24	S	003	Converted & Multi Office	0	20,152	12.00		241,824	12.5		0	211,596	30			63,479	63,479	148,117

Apartment Detail - Building 1 of 2								Building Cost Detail - Building 1 of 2	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	28,484
								Replace, Cost New Less Depr	1,717,220
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	1,888,942
								Value per SF	66.32

Notes - Building 1 of 2								Income Summary (Includes all Building on Parcel)	
								Total Net Income	259,189
								Capitalization Rate	0.107000
								Sub total	2,422,327
								Residual Land Value	
								Final Income Value	2,422,327
								Total Gross Rent Area	34,854
								Total Gross Building Area	34,854

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4075/768						

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1983 /
Building # 1
Structure Type Swimming-Indoor P
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Indoor Pool		38	75		1							
1	Indoor Pool		30	60		1							
1	Overhead Dr-Wood/Mtl		6	8		1							
1	Enclosed Entry		8	10		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	01	01	100	6,370	261	Covered Mall	12	Concrete Bl	Wood Frame/Joist/B	Below Norm	Hot Air	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,370	Covered Mall		60	456,880

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1983	1	6,000	1	6,000		3 3	9,150

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ID	Code	Description	Area
A	VS1	1S	6370
B	095	COVERED MALL	6370*
C	SC2	INDOOR POOL	2850*
D	SC2	INDOOR POOL	1800*
E	OD1	OVERHEAD DR-WOOD/MTL	48*
F	EE1	ENCLOSED ENTRY	80*
G	PA1	PAVING ASPHALT PARKING	6000*

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
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24	S	003 Converted & Multi Office	0	20,152	12.00		241,824	12.5		0	211,596	30			63,479	63,479	148,117

Apartment Detail - Building 2 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 2 of 2

Total Gross Building Area	6,370
Replace, Cost New Less Depr	456,880
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	502,568
Value per SF	78.90

Notes - Building 2 of 2

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Income Summary (Includes all Building on Parcel)

Total Net Income	259,189
Capitalization Rate	0.107000
Sub total	2,422,327
Residual Land Value	
Final Income Value	2,422,327
Total Gross Rent Area	34,854
Total Gross Building Area	34,854