

Situs : 439 MAIN ST

PARCEL ID: 089-006

Class : 960

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FULL GOSPEL TABERNACLE INC

452 MAIN ST
BROCKTON MA 02301
15898/347

GENERAL INFORMATION

Living Units
Neighborhood 441
Alternate ID 89
Vol / Pg 15898/347
District
Zoning C2
Class EXEMPT

089-006 03/22/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	11,024		131,160
Total Acres: .2531 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	131,200	131,200	131,200	124,900
Building	207,900	207,900	62,600	186,400
Total	339,100	339,100	193,800	311,300
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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/14/15	B61877	26,500	BLDG Roof+Insulate	100
10/22/99	31628	0	BLDG 1 Flat Sign	100
12/09/98	30032	8,000	BLDG Renovations	100
03/06/98	28579	1,500	BLDG Rep Winds W Bri	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/08/83		Land + Bldg		05327/00358		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1920 /
Building # 1
Structure Type Retail Single Occup
Identical Units 1
Total Units 1
Grade C
Covered Parking
Uncovered Parking
DBA FULL GOSPEL
FELLOWSHIP HALL

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch Covered		1	56		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		3,450	248	Support Area	9	None	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	3	3
2	01	01	100	2,771	188	Social/Fraternal Hc	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	01	01	100	679	60	Multi Use Storage	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,450	Support Area		45	64,030
2	2,771	Social/Fraternal Hall		45	113,610
3	679	Multi Use Storage		45	20,390

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1975	1	6,500	1	6,500		3 3	9,910

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	<div>69</div> <div>50</div> <div>A</div> <div>50</div> <div>69</div>		<table> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>VB1</td> <td>1S/B</td> <td>3450</td> </tr> <tr> <td>B</td> <td>086</td> <td>SUPPORT AREA</td> <td>3450*</td> </tr> <tr> <td>C</td> <td>064</td> <td>SOCIAL/FRATERNAL HALL</td> <td>2771*</td> </tr> <tr> <td>D</td> <td>084</td> <td>MULTI USE STORAGE</td> <td>679*</td> </tr> <tr> <td>E</td> <td>RP5</td> <td>PORCH COVERED</td> <td>56*</td> </tr> <tr> <td>F</td> <td>PA1</td> <td>PAVING ASPHALT PARKING</td> <td>6500*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A	VB1	1S/B	3450	B	086	SUPPORT AREA	3450*	C	064	SOCIAL/FRATERNAL HALL	2771*	D	084	MULTI USE STORAGE	679*	E	RP5	PORCH COVERED	56*	F	PA1	PAVING ASPHALT PARKING	6500*
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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							
05	S	001 Muse Strg/Hvy Man/Mi	0	679	2.00		1,358	20		0	1,086	30			326	326	760
24	S	003 Converted & Multi Office	0	2,771	12.00		33,252	12.5		0	29,096	30			8,729	8,729	20,367

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	6,900
								Replace, Cost New Less Depr	198,030
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	198,030
								Value per SF	28.70

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	21,127
		Capitalization Rate	0.109000
		Sub total	193,826
		Residual Land Value	
		Final Income Value	193,826
		Total Gross Rent Area	6,900
		Total Gross Building Area	6,900