tyler clt division

# COMMERCIAL PROPERTY RECORD CARD 2021

**BROCKTON**

| Situs : 403 MAIN ST | PARCEL ID: 089-010 | Class: 340 | Card: 1 of 1 | Printed: October 28, 2020 |
|---|---|---|---|---|

## CURRENT OWNER

HAWKEYE FENCE LLC
925 CENTRE ST
BROCKTON MA 02302
42397/288 12/14/2012

## GENERAL INFORMATION

| | |
|---|---|
| Living Units | |
| Neighborhood | 441 |
| Alternate ID | 93 |
| Vol / Pg | 42397/288 |
| District | |
| Zoning | C2 |
| Class | COMMERCIAL |

## Property Notes

## Land Information

| Type | | Size | Influence Factors | Influence % | Value |
|---|---|---|---|---|---|
| Primary | SF | 25,090 | | | 202,050 |

Total Acres: .576
Spot: Location:

## Assessment Information

| | Appraised | Cost | Income | Prior |
|---|---|---|---|---|
| **Land** | 202,100 | 202,100 | 202,100 | 192,400 |
| **Building** | 246,600 | 284,000 | 246,600 | 256,300 |
| **Total** | 448,700 | 486,100 | 448,700 | 448,700 |

**Manual Override Reason**
**Base Date of Value** 1/1/2020
**Value Flag** INCOME APPROACH **Effective Date of Value** 1/1/2020
**Gross Building:**

## Entrance Information

| Date | ID | Entry Code | Source |
|---|---|---|---|
| 02/08/19 | JPO | Entry & Sign | Owner |
| 03/08/16 | JPO | Entry & Sign | Owner |

## Permit Information

| Date Issued | Number | Price | Purpose | | % Complete |
|---|---|---|---|---|---|
| 12/21/12 | B57621 | 48,400 | BLDG | Roof/Sidng/Trim | 0 |
| 04/11/02 | 36472 | 0 | BLDG | Free Standing S | 100 |
| 12/20/01 | 35983 | 6,000 | BLDG | Handi-Cap Ramps | 100 |

## Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---|---|---|---|---|---|---|
| 12/14/12 | 230,000 | Land + Bldg | Sale After Foreclosure | 42397/288 | | HAWKEYE FENCE LLC |
| 03/26/12 | 275,000 | Land + Bldg | Repossession | 41141/238 | | |
| 05/30/06 | 668,000 | Land + Bldg | Valid Sale | 32755/3 | | |

***Inspection Witnessed By*** ____________________ tyler clt division

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## Building Information

| | |
|---|---|
| Year Built/Eff Year | 1870 / |
| Building # | 1 |
| Structure Type | Mixed Residential/Cc |
| Identical Units | 1 |
| Total Units | |
| Grade | C |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | YMCA |

## Building Other Features

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units |
|---|---|---|---|---|---|---|
| 2 | Porch Covered | | 1 | 224 | | 1 |
| 2 | Porch Covered | | 1 | 40 | | 1 |
| 2 | Porch, Enclosed | | 1 | 24 | | 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 | 2,041 | 222 | Support Area | 8 | None | Wood Frame/Joist/B | Normal | None | None | Normal | 2 | 1 |
| 2 | 01 | 01 | 100 | 2,329 | 242 | Dwg Conv-Office | 10 | Frame | Wood Frame/Joist/B | Normal | Hot Air | Central | Normal | 3 | 3 |
| 3 | 02 | 02 | 100 | 1,971 | 220 | Dwg Conv-Office | 10 | Frame | Wood Frame/Joist/B | Normal | Hot Air | Central | Normal | 2 | 2 |
| 4 | 03 | 03 | 100 | 1,107 | 118 | Dwg Conv-Office | 8 | Frame | Wood Frame/Joist/B | Normal | Hot Air | None | Normal | 2 | 2 |
| 5 | 01 | 01 | 100 | 1,175 | 120 | Dwg Conv-Office | 16 | Frame | Wood Frame/Joist/B | Normal | Hot Air | Central | Normal | 3 | 3 |
| 6 | 02 | 02 | 100 | 588 | 120 | Dwg Conv-Office | 8 | Frame | Wood Frame/Joist/B | Normal | Hot Air | Central | Normal | 2 | 2 |

## Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Complete | Use Value/RCNLD |
|---|---|---|---|---|---|
| 1 | 2,041 | Support Area | 20 | | 7,760 |
| 2 | 2,329 | Dwg Conv-Office | 45 | | 101,760 |
| 3 | 1,971 | Dwg Conv-Office | 30 | | 52,280 |
| 4 | 1,107 | Dwg Conv-Office | 30 | | 26,260 |
| 5 | 1,175 | Dwg Conv-Office | 45 | | 53,700 |
| 6 | 588 | Dwg Conv-Office | 30 | | 16,960 |

## Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy | Fun | Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Asph Pav | 2000 | | | 1 | 18,000 | C | 3 | 3 | 24,710 |
| 2 | Fence | 1980 | 1 | 300 | 1 | 300 | | 3 | 3 | 580 |

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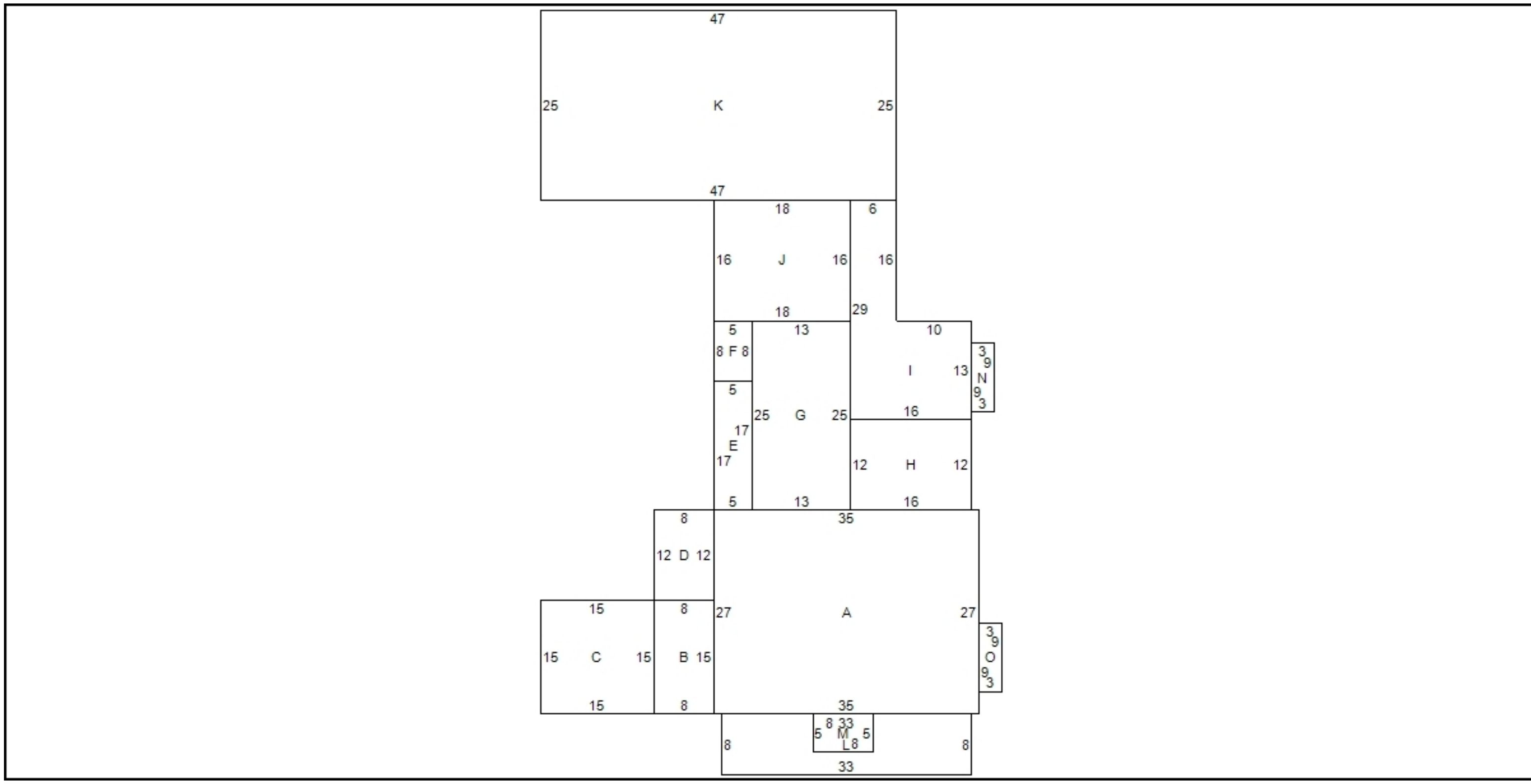

| ID | Code | Description | Area |
|---|---|---|---|
| A | VB3 | 3S/B | 945 |
| B | VEC | MISC VECTOR | 120 |
| C | VEC | MISC VECTOR | 225 |
| D | VB2 | 2S/B | 96 |
| E | VB2 | 2S/B | 85 |
| F | VEC | MISC VECTOR | 40 |
| G | VA6 | A/2S/B | 325 |
| H | VB2 | 2S/B | 192 |
| I | VB1 | 1S/B | 304 |
| J | VB2 | 2S/B | 288 |
| K | VEC | MISC VECTOR | 1175 |
| L | VP1 | 1S PORCH | 264 |
| M | VP1 | 1S PORCH | 40 |
| N | VS1 | 1S | 27 |
| O | VS1 | 1S | 27 |
| P | 086 | SUPPORT AREA | 2041* |
| Q | 025 | DWG CONV-OFFICE | 2329* |
| R | 025 | DWG CONV-OFFICE | 1971* |
| S | 025 | DWG CONV-OFFICE | 1107* |
| T | 025 | DWG CONV-OFFICE | 1175* |
| U | 025 | DWG CONV-OFFICE | 588* |
| V | RP5 | PORCH COVERED | 224* |
| W | RP5 | PORCH COVERED | 40* |
| X | RP2 | PORCH, ENCLOSED | 24* |
| Y | PA1 | PAVING ASPHALT PARKING | 18000* |
| Z | FN1 | FENCE | 300* |

**Addtional Property Photos**

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## Income Detail (Includes all Buildings on Parcel)

| Use 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 00 | S | | Shell Income Use Grou | 0 | | | | | | | 0 | | | | | | | |
| 24 | S | 003 | Converted & Multi Office | 0 | 7,170 | 12.00 | | 86,040 | 12.5 | 150 | 0 | 69,864 | 30 | | | 20,959 | 20,959 | 48,905 |

## Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Units | Rent | Income |
|---|---|---|---|---|---|---|---|

## Building Cost Detail - Building 1 of 1

| | |
|---|---|
| Total Gross Building Area | 9,211 |
| Replace, Cost New Less Depr | 258,720 |
| Percent Complete | 100 |
| Number of Identical Units | 1 |
| Economic Condition Factor | |
| Final Building Value | 258,720 |
| Value per SF | 28.09 |

## Notes - Building 1 of 1

## Income Summary (Includes all Building on Parcel)

| | |
|---|---|
| Total Net Income | 48,905 |
| Capitalization Rate | 0.109000 |
| Sub total | 448,670 |
| Residual Land Value | |
| Final Income Value | 448,670 |
| Total Gross Rent Area | 9,211 |
| Total Gross Building Area | 9,211 |