

Situs : 389 MAIN ST

PARCEL ID: 089-011

Class: 112

Card: 1 of 1

Printed: November 17, 2020

CURRENT OWNER

HOME AT LAST LLC
141 MAPLEWOOD CR
BROCKTON MA 02302
49056/310 10/17/2017

GENERAL INFORMATION

Living Units 9
Neighborhood 4412
Alternate ID 94
Vol / Pg 49056/310
District
Zoning C2
Class COMMERCIAL

Property Notes



089-011 03/24/2020

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|---------------------------------------|------|-------------------|-------------|---------|
| Primary | U | 9.00 | | 207,000 |
| Total Acres: .2273 Spot: Location: | | | | |

Assessment Information

| | Appraised | Cost | Income | Prior |
|----------------------------------|-----------|---------|---------|---------|
| Land | 207,000 | 207,000 | 207,000 | 119,500 |
| Building | 525,800 | 508,500 | 525,800 | 613,300 |
| Total | 732,800 | 715,500 | 732,800 | 732,800 |
| Manual Override Reason | | | | |
| Base Date of Value 1/1/2020 | | | | |
| Effective Date of Value 1/1/2020 | | | | |
| Value Flag INCOME APPROACH | | | | |
| Gross Building: | | | | |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|----|--------------|--------|
| 01/04/17 | HP | Field Review | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|--------|-------------------------|------------|
| 07/07/16 | 65015 | 6,475 | OTHER Fire Escape Recon | 100 |
| 07/07/09 | 51840 | 15,005 | BLDG Re-Roof | 0 |
| 05/20/09 | 51610 | 13,000 | BLDG Re-Roof | 0 |
| 11/01/07 | 49488 | 1,600 | BLDG Stairs /2nd Flo | 0 |
| 09/06/01 | 35347 | 1,200 | BLDG Redo Flat Rf/Ru | 100 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|-------------------------------|----------------|------------|------------------|
| 10/17/17 | 475,000 | Land + Bldg | Private Sale No Put On Market | 49056/310 | Quit Claim | HOME AT LAST LLC |
| 06/03/05 | 530,000 | Land + Bldg | Valid Sale | 30655/55 | | |
| 09/15/04 | 466,000 | Land + Bldg | Valid Sale | 29064/98 | | |
| 09/15/04 | | Land + Bldg | Transfer Of Convenience | 29064/125 | | |

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1874 /
 Building # 1
 Structure Type Residential 4 Family
 Identical Units 1
 Total Units 9
 Grade B-
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units |
|------|-----------------|-----|-------|-------|---------|-------------|
| 2 | Porch Covered | | 1 | 15 | | 2 |
| 2 | Porch, Enclosed | | 1 | 40 | | 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 | 1,541 | 186 | Unfin Res Bsmt | 8 | None | Wood Frame/Joist/B | Normal | None | None | None | 3 | 3 |
| 2 | 01 | 01 | 100 | 1,541 | 186 | Apartment | 9 | Frame | Wood Frame/Joist/B | Normal | Hw /Steam | None | Normal | 3 | 3 |
| 3 | 01 | 01 | 100 | 828 | 100 | Apartment | 9 | Frame | Wood Frame/Joist/B | Normal | Hw /Steam | None | Normal | 3 | 3 |
| 4 | 02 | 02 | 100 | 1,920 | 226 | Apartment | 9 | Frame | Wood Frame/Joist/B | Normal | Hw /Steam | None | Normal | 4 | 4 |
| 5 | 03 | 03 | 100 | 1,460 | 168 | Apartment | 9 | Frame | 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 | 1,541 | Unfin Res Bsmt | | 45 | 13,470 |
| 2 | 1,541 | Apartment | | 45 | 115,320 |
| 3 | 828 | Apartment | | 45 | 61,040 |
| 4 | 1,920 | Apartment | | 60 | 181,190 |
| 5 | 1,460 | Apartment | | 60 | 137,440 |

Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy Fun | Value |
|------|------|--------|-------|-------|-----|------|-------|---------|-------|
|------|------|--------|-------|-------|-----|------|-------|---------|-------|

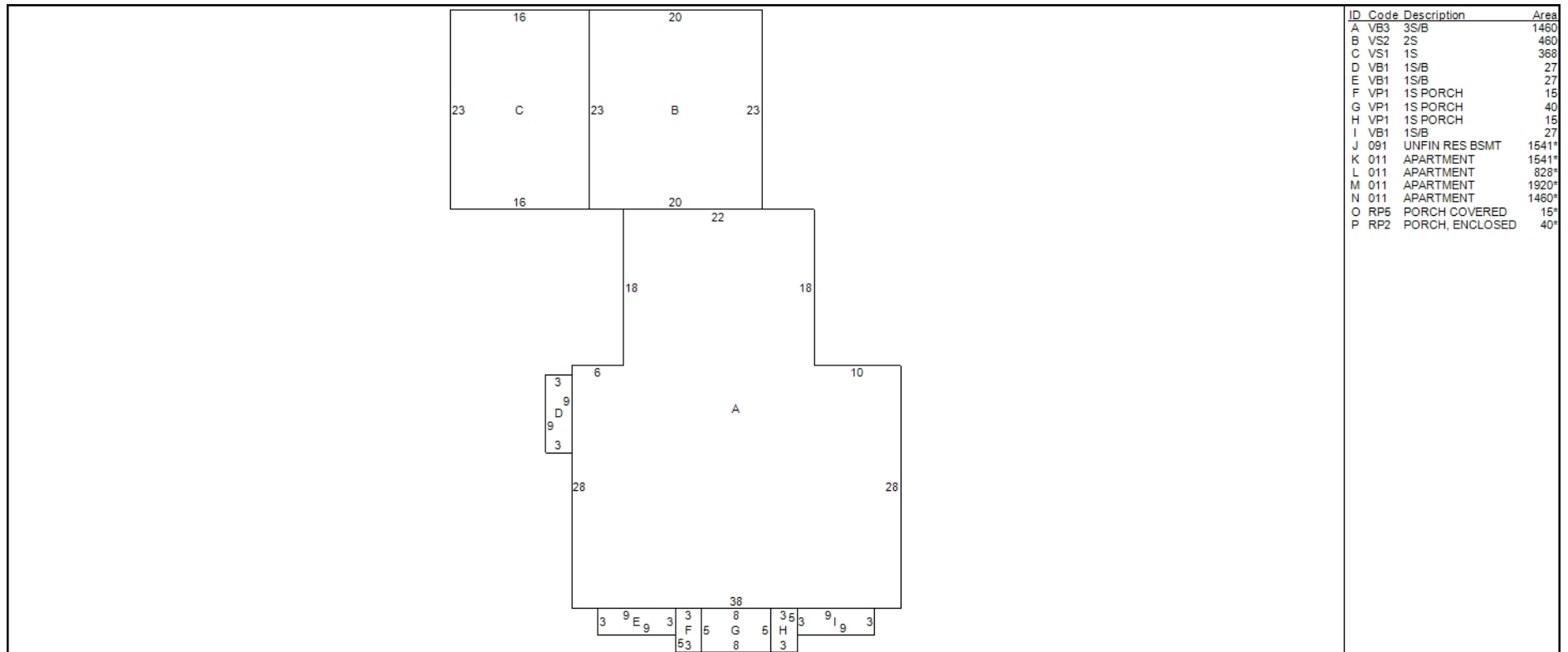
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Additional Property Photos



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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 | 1,541 | | | | | | 0 | | | | | | | |
| 01 | A | 002 Apartments/Per Unit | 9 | 5,749 | | 90 | 99,630 | 5 | | 0 | 94,649 | 40 | | | 37,860 | 37,860 | 56,789 |

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Units | Rent | Income |
|------|---------------|----------|------|-------|-------|--------|---------|
| 1 | 011 Apartment | 9 | 1 | 10 | 9 | 12,300 | 110,700 |

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|---------|
| Total Gross Building Area | 7,290 |
| Replace, Cost New Less Depr | 508,460 |
| Percent Complete | 100 |
| Number of Identical Units | 1 |
| Economic Condition Factor | |
| Final Building Value | 508,460 |
| Value per SF | 69.75 |

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

| | |
|---------------------------|----------|
| Total Net Income | 56,789 |
| Capitalization Rate | 0.077500 |
| Sub total | 732,761 |
| Residual Land Value | |
| Final Income Value | 732,761 |
| Total Gross Rent Area | 5,749 |
| Total Gross Building Area | 7,290 |