

Situs : 377 MAIN ST

PARCEL ID: 089-012

Class : 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

MOISE MICHELLE PADY
377 MAIN ST
BROCKTON MA 02301
40413/198 10/08/2011

GENERAL INFORMATION

Living Units 4
Neighborhood 4412
Alternate ID 95
Vol / Pg 40413/198
District
Zoning C2
Class APARTMENT



089-012 03/22/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		92,000
Total Acres: .132 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	92,000	92,000	92,000	99,600
Building	316,200	316,200	316,200	309,100
Total	408,200	408,200	408,200	408,700
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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/09/20	825	6,000	REMODEL	
12/04/14	B61323	29,000	BLDG Int Remodel	100
05/23/14	B59998	2,000	BLDG Fire Dmage Redo	100
11/07/00	33782	5,000	BLDG 6 Winds, 4 Fam	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/08/11	100	Land + Bldg	Transfer Of Convenience	40413/198		MOISE MICHELLE PADY
07/29/04	432,000	Land + Bldg	Valid Sale	28760/072		
09/06/02	349,900	Land + Bldg	Valid Sale	22800/165		
10/10/00	123,000	Land + Bldg	Valid Sale	18956/324		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1880 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 4
Grade C+
Covered Parking
Uncovered Parking
DBA APTS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
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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	1,428	186	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	None	2	2
2	01	01	100	1,643	208	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	3	4
3	02	02	100	1,643	208	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	3	3
4	03	03	100	915	184	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,428	Support Area		30	8,020
2	1,643	Apartment		50	128,440
3	1,643	Apartment		45	111,260
4	915	Apartment		45	66,420

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1970	1	1,500	1	1,500		3	3	2,060

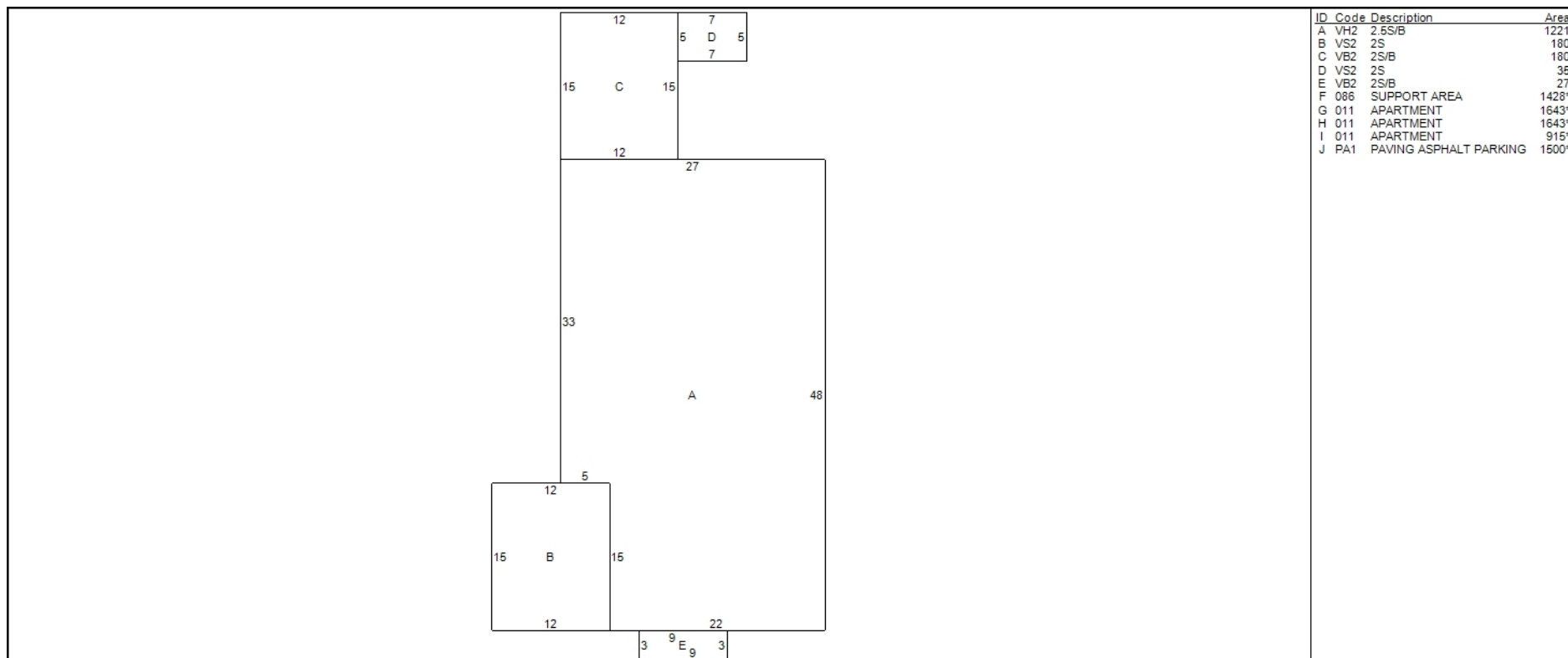
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Additional Property Photos



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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
00	S		Shell Income Use Group	0							0							
01	A	002	Apartments/Per Unit	4	4,201			55,500	5		0	52,725	40			21,090	21,090	31,635

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	1	1	10	1	12,300
2	011	Apartment	2	2	10	2	13,800
3	011	Apartment	1	3	10	1	15,600

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	5,629
Replace, Cost New Less Depr	314,140
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	314,140
Value per SF	55.81

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	31,635
Capitalization Rate	0.077500
Sub total	408,194
Residual Land Value	
Final Income Value	408,194
Total Gross Rent Area	5,629
Total Gross Building Area	5,629