

Situs : 371 MAIN ST

PARCEL ID: 089-013

Class : 340

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SALAMI PAUL RASAKI
371 MAIN ST
BROCKTON MA 02301
34076/2 02/05/2007

GENERAL INFORMATION

Living Units
Neighborhood 441
Alternate ID 96-1
Vol / Pg 34076/2
District
Zoning C2
Class COMMERCIAL

Property Notes



089-013 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 6,216			106,930
Total Acres: .1427 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	106,900	106,900	106,900	101,800
Building	274,200	294,800	274,200	279,300
Total	381,100	401,700	381,100	381,100
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
03/12/13	S57843	0	BLDG 3x12 Sign	100
06/25/10	53458	10,000	BLDG Build Deck	0
06/11/07	48688	18,500	BLDG Strip & Re-Roof	0
08/15/00	33293	6,000	BLDG Vinyl Siding	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/18	191,125	Land + Bldg	Private Sale No Put On Market	50645/207	Quit Claim	SALAMI PAUL RASAKI
02/05/07		Land + Bldg	Transfer Of Convenience	34076/2		SALAMI PAUL RASAKI
07/08/03	285,000	Land + Bldg	Valid Sale	25710/2		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Retail Multi Occup
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA APOLOSTIC
CHRCH/ART+LELEG

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
5	Overhead Dr-Wood/Mtl		8	7		1
5	Porch, Open		4	4		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	1,428	112	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,428	112	Retail Store	14	Concrete Bl	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	2
3	02	02	100	1,428	112	Multi-Use Office	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	2
4	B1	B1	100	2,580	244	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
5	01	01	100	1,290	122	Multi Use Storage	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
6	02	02	100	2,580	244	Multi Use Storage	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	3
7	01	01	100	1,290	122	Retail Store	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,428	Support Area		45	24,060
2	1,428	Retail Store		40	45,010
3	1,428	Multi-Use Office		40	51,200
4	2,580	Support Area		45	43,470
5	1,290	Multi Use Storage		40	27,220
6	2,580	Multi Use Storage		45	59,590
7	1,290	Retail Store		45	41,350

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1986	1	2,000	1	2,000		3 3	2,750
2	Fence	1986	1	100	1	100		3 3	120

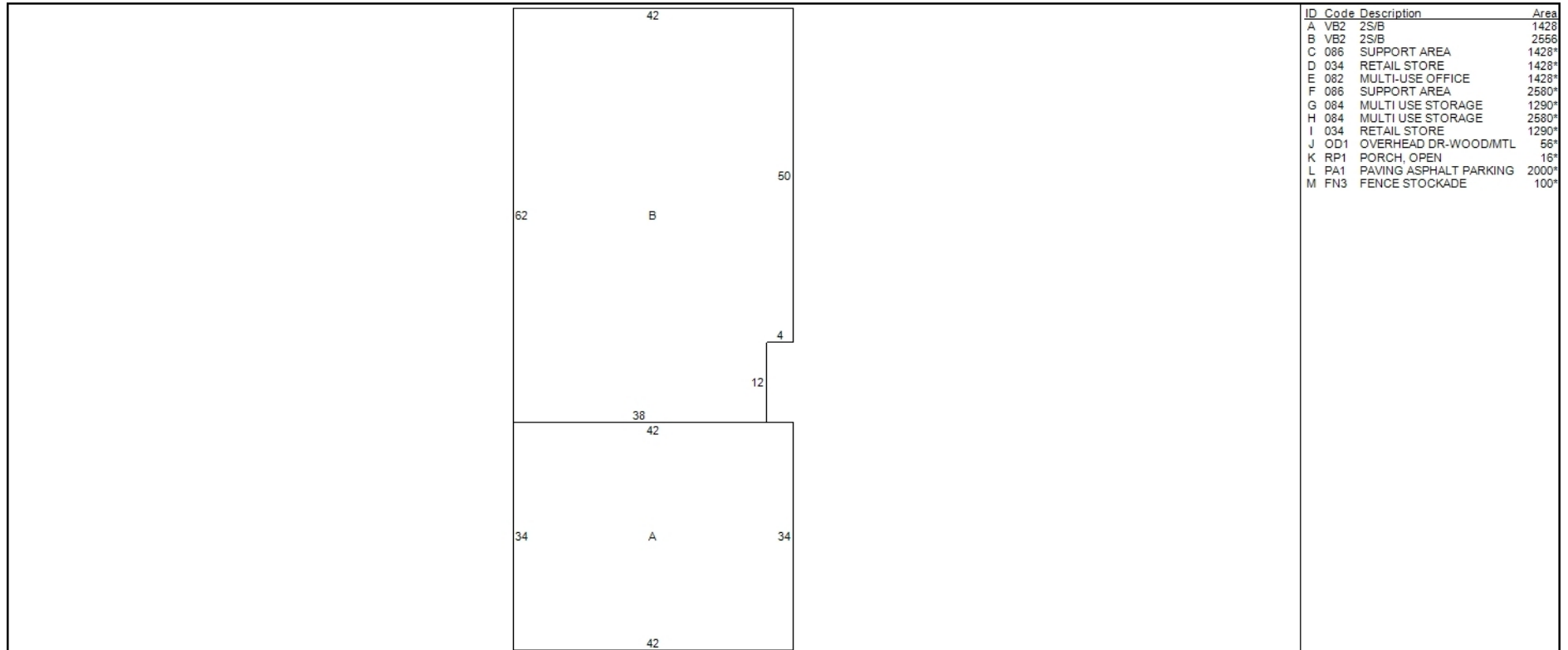
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Additional Property Photos



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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			110				0							
03	S	002 General Retail Model	0	2,718	12.50	110	37,373	10		0	33,636	25			8,409	8,409	25,227
05	S	001 Muse Strg/Hvy Man/Mi	0	3,870	2.00	110	8,514	20		0	6,811	30			2,043	2,043	4,768
24	S	003 Converted & Multi Office	0	1,428	12.00	110	18,850	12.5		0	16,494	30			4,948	4,948	11,546

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	12,024
								Replace, Cost New Less Depr	291,900
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	291,900
								Value per SF	24.28

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	41,541
		Capitalization Rate	0.109000
		Sub total	381,110
		Residual Land Value	
		Final Income Value	381,110
		Total Gross Rent Area	12,024
		Total Gross Building Area	12,024