

Situs : 345 MAIN ST

PARCEL ID: 089-060

Class: 937

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

CITY OF BROCKTON  
45 SCHOOL ST  
BROCKTON MA 02301  
16599/60 09/14/1998

## GENERAL INFORMATION

Living Units  
Neighborhood 441  
Alternate ID 97-2  
Vol / Pg 16599/60  
District  
Zoning C2  
Class EXEMPT

## Property Notes



089-060 03/24/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 40,274			278,580
Total Acres: .9246 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	278,600	278,600	278,600	265,300
Building	737,600	737,600	257,100	673,100
Total	1,016,200	1,016,200	535,700	938,400
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
01/04/17	HP	Field Review	Other
06/19/98	CLT	Not At Home	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/07/16	64377	1,000	HVAC Duct Work	100
06/08/04	41970	3,959	BLDG 10 X 12 Shed C.	100
06/15/01	34829	0	BLDG Free Standing S	100
07/24/00	33128	1,000,000	BLDG 1 Sty Bldg	100
05/18/99	30710	0	BLDG Demo 3 Fam Hous	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/14/98		Land + Bldg	To/From Exempt Org	16599/60		

Inspection Witnessed By \_\_\_\_\_

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## Building Information

Year Built/Eff Year 2001 /  
Building # 1  
Structure Type Office Bldg L/R 1-4s  
Identical Units 1  
Total Units 1  
Grade B+  
# Covered Parking  
# Uncovered Parking  
DBA MARY CRUISE  
KENNEDY SR CTR

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Fireplace 1 Opening					1							
1	Porch, Enclosed		10	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	01	01	100	7,333	349	Offices	12	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	7,333	Offices		71	733,240

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Light - Fl	2001			6	1		3 3	4,330

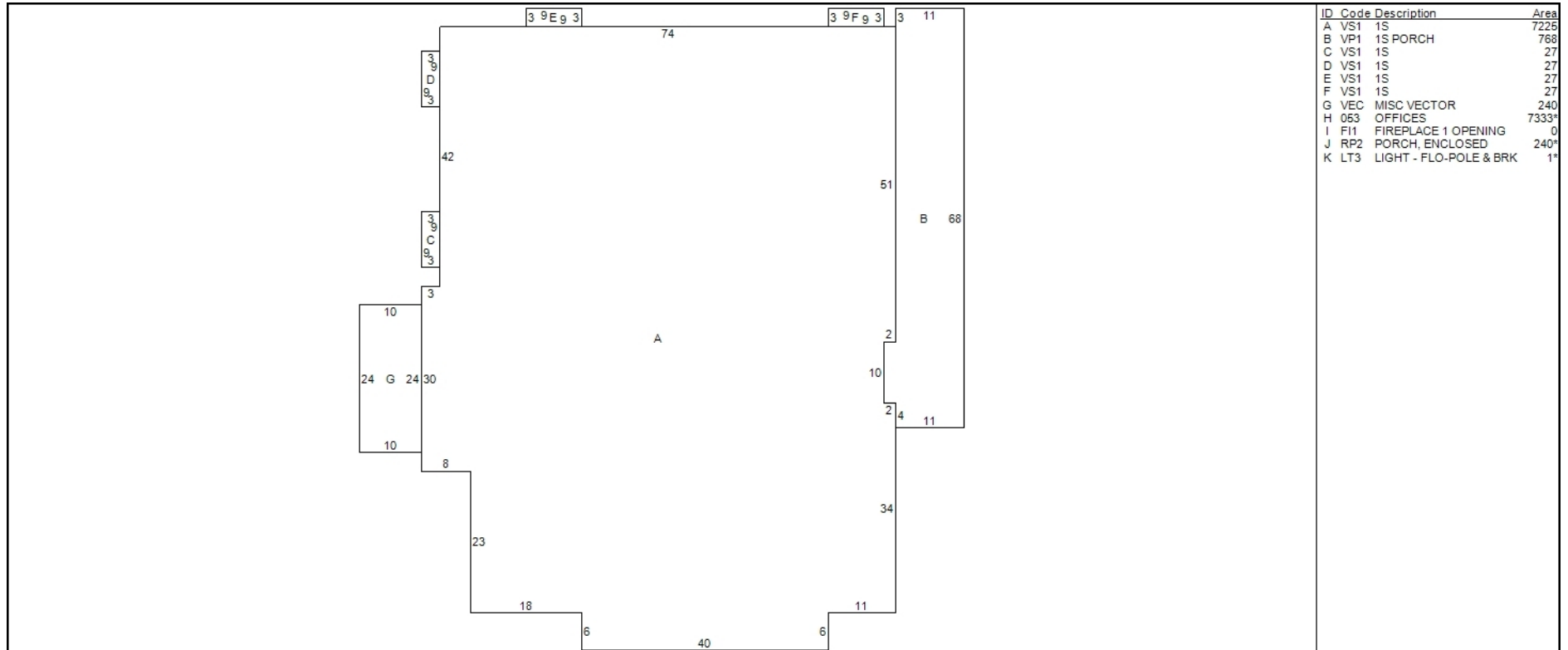
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Additional Property Photos



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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
04	S	002	Office Low Rise 1-3 Sto	0	7,333	14.00		102,662	12.5		0	89,829	35			31,440	31,440	58,389

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	7,333
								Replace, Cost New Less Depr	733,240
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	733,240
								Value per SF	99.99

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	58,389
								Capitalization Rate	0.109000
								Sub total	535,679
								Residual Land Value	
								Final Income Value	535,679
								Total Gross Rent Area	7,333
								Total Gross Building Area	7,333