

Situs : 335 MAIN ST	PARCEL ID: 090-018	Class : 960	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ROMAN CATHOLIC ARCHBISHOP OF BOSTON 335 MAIN ST BROCKTON MA 02301 00000/00000	Living Units Neighborhood 457 Alternate ID 98 Vol / Pg 00000/00000 District Zoning C2 Class EXEMPT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,726		119,580
Total Acres: .2003 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	119,600	119,600	119,600	113,900
Building	746,400	746,400	252,200	672,000
Total	866,000	866,000	371,800	785,900
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

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
06/24/15	B62440	28,000	BLDG	Redo Slate Roof	100
10/13/09	52311	80,000	BLDG	Repair Exterior	0
10/17/00	33665	10,000	BLDG	Roof & Copper G	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
0/0						

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1912 /
Building #	1
Structure Type	Mixed Residential/Cc
Identical Units	1
Total Units	
Grade	B+
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch Covered			1	180		1								
3	Porch, Open			1	170		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	3,777	274	Religious Inst	8	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	3,777	274	Multi-Use Office	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	02	100	3,588	252	Multi-Use Office	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	03	03	100	3,588	252	Apartment	9	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

[illegible]

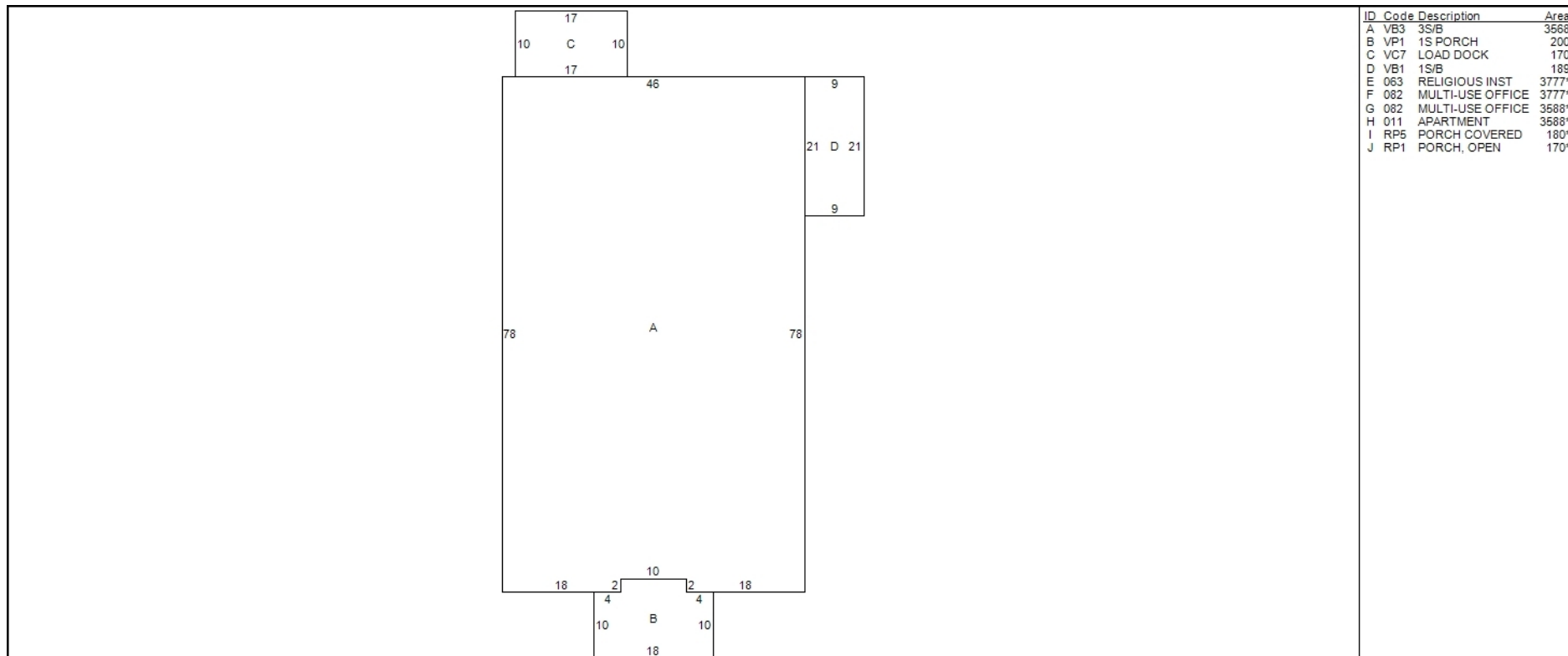
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Additional Property Photos



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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	3,777						0							
01	A	001 Apartments/Per Unit	0	3,588				5		0		40					
24	S	001 Converted & Multi Office	0	7,365	7.50		55,238	12.5		0	48,333	30			14,500	14,500	33,833

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	14,730
								Replace, Cost New Less Depr	746,390
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	746,390
								Value per SF	50.67

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	33,833
		Capitalization Rate	0.091000
		Sub total	371,791
		Residual Land Value	
		Final Income Value	371,791
		Total Gross Rent Area	10,953
		Total Gross Building Area	14,730