

Situs : MAIN ST	PARCEL ID: 090-019	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 99 Vol / Pg 00000/00000 District Zoning C2 Class EXEMPT

Property Notes

 090-019 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	24,811		200,650
Total Acres: .5696 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	200,700	200,700	0	191,100
Building	2,754,300	2,754,300	0	2,479,800
Total	2,955,000	2,955,000	0	2,670,900
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

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 1920 /
 Building # 1
 Structure Type Religious
 Identical Units 1
 Total Units
 Grade A+
 # Covered Parking
 # Uncovered Parking
 DBA ST PATRICK'S

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Enclosed		1	340		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	6,488	42	Religious Inst	10	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	6,488	376	Religious Inst	30	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	B1	B1	100	4,968	246	Religious Inst	10	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
4	01	01	100	4,968	246	Religious Inst	18	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
5	B1	B1	100	3,162	280	Religious Inst	10	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
6	01	01	100	3,162	280	Religious Inst	10	Brick Or Stc	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	6,488	Religious Inst		60	440,100
2	6,488	Religious Inst		60	756,410
3	4,968	Religious Inst		60	337,000
4	4,968	Religious Inst		60	462,140
5	3,162	Religious Inst		60	214,490
6	3,162	Religious Inst		60	293,740

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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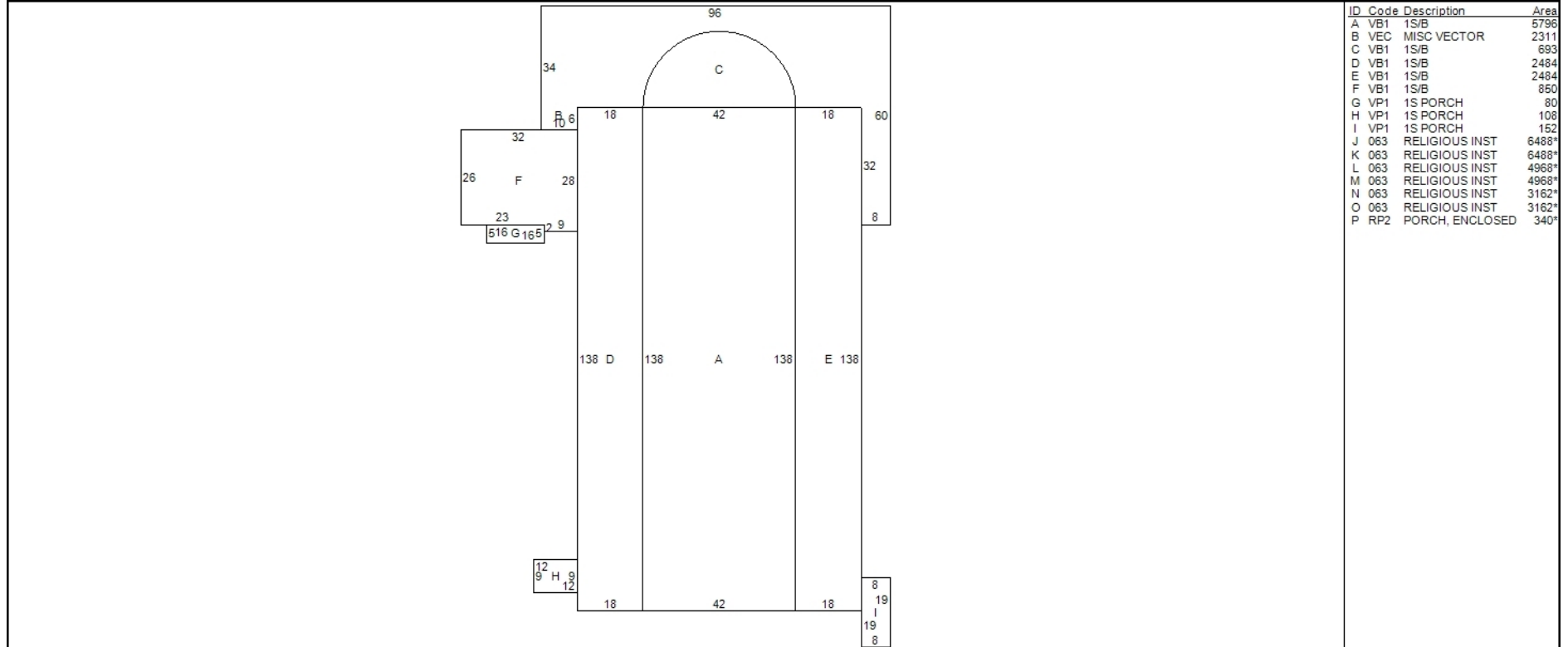
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Additional Property Photos



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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	29,236						0							

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	29,236
Replace, Cost New Less Depr	2,503,880
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	2,754,268
Value per SF	94.21

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	29,236