

Situs : 309 MAIN ST

PARCEL ID: 090-020

Class : 031

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SAMPSON THOMAS N
LINDA M SAMPSON
309 MAIN ST
BROCKTON MA 02301
35225/98 10/26/2007

GENERAL INFORMATION

Living Units 2
Neighborhood 457
Alternate ID 100
Vol / Pg 35225/98
District
Zoning C2
Class COMMERCIAL

Property Notes



090-020 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 27,432			213,860
Total Acres: .6298 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	213,900	213,900	213,900	203,700
Building	511,900	511,900	498,400	456,600
Total	725,800	725,800	712,300	660,300
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
09/03/20	DB	Entry & Sign	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/26/07		Land + Bldg	Transfer Of Convenience	35225/98		SAMPSON THOMAS N

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1886 /
 Building # 1
 Structure Type Funeral Home
 Identical Units 1
 Total Units
 Grade B
 # Covered Parking
 # Uncovered Parking
 DBA SHG/MCKINNON
 FUNERAL HOME

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		1	304		1							
2	Porch Covered		1	90		1							
1	Porch, Enclosed		1	112		1							
1	Porch, Enclosed		1	56		1							
2	Carport		1	360		1							
1	Elevator Electric Freight		1,500	75		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	2,422	262	Funeral Home	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	2
2	01	01	100	2,422	262	Funeral Home	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	3
3	02	02	100	2,257	240	Funeral Home	9	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	3
4	03	03	100	2,176	226	Apartment	9	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
5	B1	B1	100	2,721	215	Multi Use Storage	10	Concrete Bl	Wood Frame/Joist/B	Normal	None	None	None	3	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,422	Funeral Home		40	134,110
2	2,422	Funeral Home		45	111,420
3	2,257	Funeral Home		45	88,830
4	2,176	Apartment		45	134,920
5	2,721	Multi Use Storage		40	25,790

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1980			1	18,000		2 2	16,470
2	Fence	1980	1	300	1	300		2 2	380

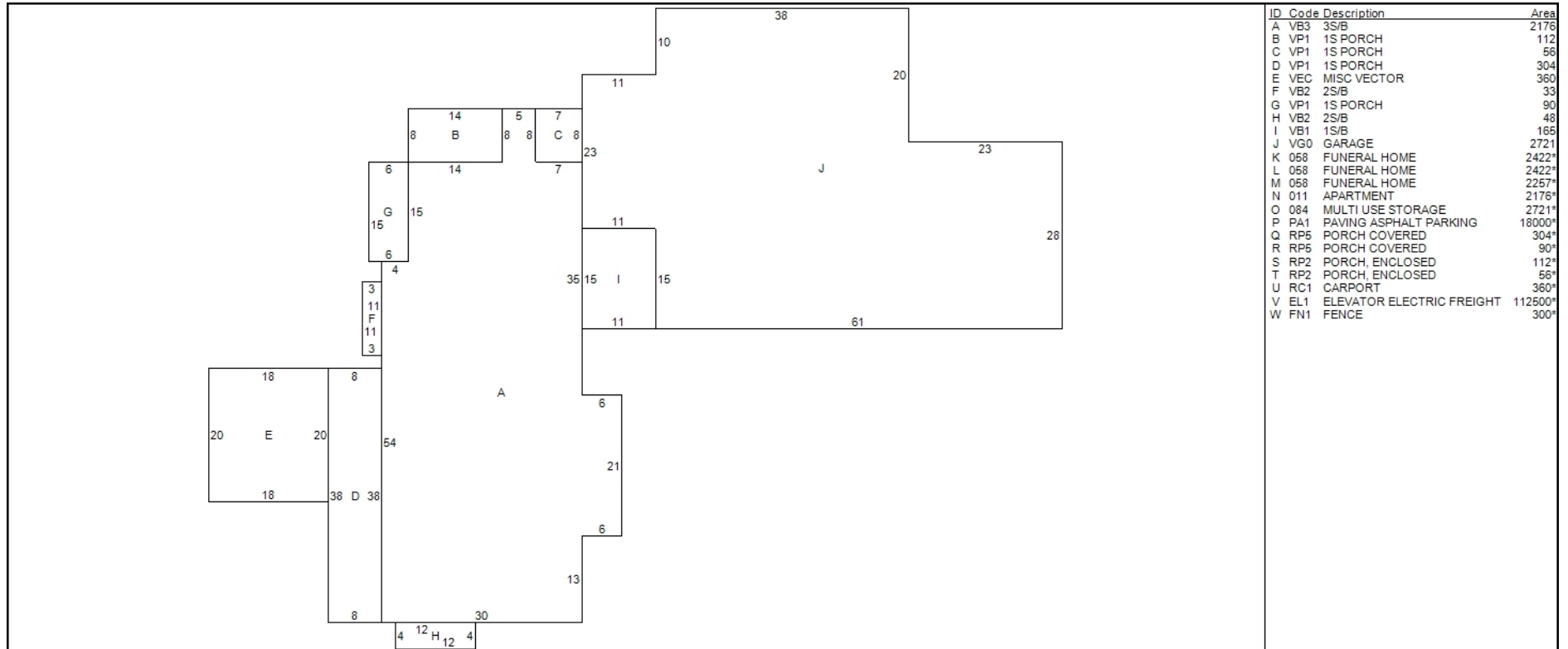
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Additional Property Photos



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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
01	A	001 Apartments/Per Unit	2	2,176		140	36,120	5		0	34,314	40			13,726	13,726	20,588
04	S	001 Office Low Rise 1-3 Sto	0	7,101	10.00	140	99,414	15		0	84,502	35			29,576	29,576	54,926
05	S	001 Muse Strg/Hvy Man/Mi	0	2,721	2.00	140	7,619	20		0	6,095	30			1,829	1,829	4,266

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	10	2	12,900	25,800

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	11,998
Replace, Cost New Less Depr	495,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	495,070
Value per SF	41.26

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	79,780
Capitalization Rate	0.112000
Sub total	712,321
Residual Land Value	
Final Income Value	712,321
Total Gross Rent Area	11,998
Total Gross Building Area	11,998