

Situs : 291 MAIN ST

PARCEL ID: 090-023

Class : 960

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PENTECOSTAL CHURCH OF GOD ELECTS INC
291 MAIN ST
BROCKTON MA 02301
LC/115458 12/06/2010

GENERAL INFORMATION

Living Units
Neighborhood 457
Alternate ID 104
Vol / Pg LC/115458
District
Zoning C2
Class EXEMPT

Property Notes



090-023 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,908		120,500
Total Acres: .2045 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	120,500	120,500	120,500	114,800
Building	254,800	254,800	234,900	214,800
Total	375,300	375,300	355,400	329,600
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
09/14/20	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/17/19	BP-19-826	3,500	EXTERIOR R/W/S	
07/01/15	B62464	222,000	BLDG Flood Damage	100
03/21/13	S57862	0	BLDG 4x5 Sign	100
02/22/11	54441	6,500	BLDG Redo Bathroom	0
02/25/05	43512	35,000	BLDG Walls, Tile Flr	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/06/10	550,000	Land + Bldg	To/From Exempt Org	LC/115458		PENTECOSTAL CHURCH OF GOD ELECTS IN
06/28/05		Land + Bldg	Transfer Of Convenience	LC/107501		
02/11/05	450,000	Land + Bldg	Sale Of Portion/Other Comm	LC/106823		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1940 /
Building # 1
Structure Type Retail Single Occup
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA PENTECOSTAL
CHURCH OF GOD EI

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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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	3,913	268	Retail Store	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	3
2	01	01	100	4,114	249	Warehouse	12	Concrete Bl	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,913	Retail Store		50	161,780
2	4,114	Warehouse		45	92,980

Outbuilding Data

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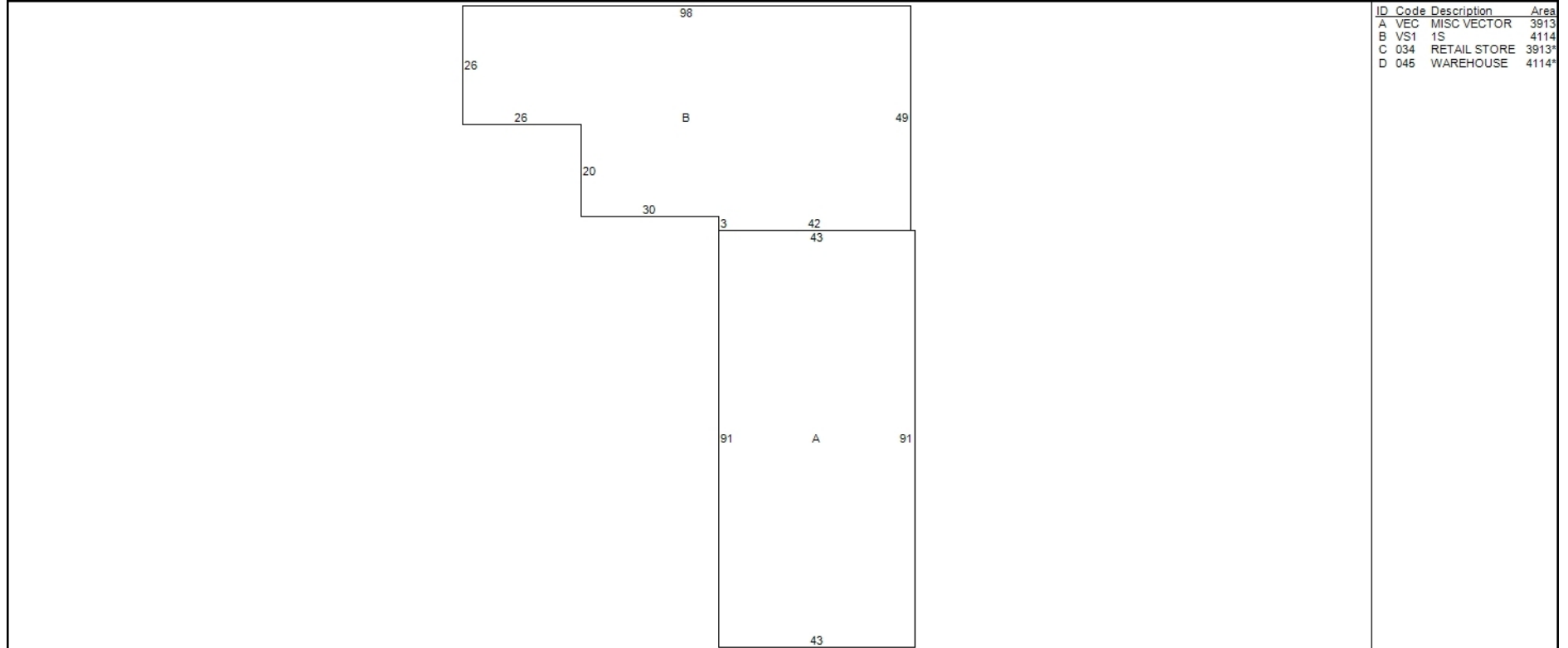
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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
03	S	001	General Retail Model	0	3,913	10.00		39,130	15		0	33,261	25			8,315	8,315	24,946
12	S	001	Warehouse	0	4,114	5.00		20,570	15		0	17,485	15			2,623	2,623	14,862

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	8,027
Replace, Cost New Less Depr	254,760
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	254,760
Value per SF	31.74

Notes - Building 1 of 1	
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Income Summary (Includes all Building on Parcel)	
Total Net Income	39,808
Capitalization Rate	0.112000
Sub total	355,429
Residual Land Value	
Final Income Value	355,429
Total Gross Rent Area	8,027
Total Gross Building Area	8,027