

Situs : 574 N MAIN ST

PARCEL ID: 097-062

Class: 031

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

RODRIGUES MARIA
ELIZABETH FERNANDEZ
574 N MAIN ST
BROCKTON MA 02301
50002/303 07/02/2018

GENERAL INFORMATION

Living Units	1
Neighborhood	452
Alternate ID	177 MAIN
Vol / Pg	50002/303
District	
Zoning	C2
Class	COMMERCIAL

Property Notes



097-062 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,209		91,770
<div> <div>Total Acres: .0737</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information

		Appraised	Cost	Income	Prior
	Land	91,800	91,800	91,800	87,400
	Building	267,000	265,200	267,000	286,300
	Total	358,800	357,000	358,800	373,700
		Manual Override Reason			
		Base Date of Value		1/1/2020	
		Effective Date of Value		1/1/2020	
	Value Flag	INCOME APPROACH			
	Gross Building:				

Entrance Information

Date	ID	Entry Code	Source
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/18/19	2345	4,000	SIGNS	100
10/21/16	65763	0	SIGNS	100
01/16/98	28468	2,000	BLDG Vinyl Siding	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/02/18	365,000	Land + Bldg	Valid Sale	50002/303 14826/64	Quit Claim	RODRIQUES MARIA

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1920 /
Building # 1
Structure Type Mixed Res/Comm
Identical Units 1
Total Units 1
Grade C
Covered Parking
Uncovered Parking
DBA LIVING BETTER,
METRO PCS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		7	17		1
2	Porch, Enclosed		7	17		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	1,200	148	Unfin Res Bsmt	9	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,360	156	Retail Store	8	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	1,200	148	Apartment	8	Frame	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	1,200	Unfin Res Bsmt		45	21,130
2	1,360	Retail Store		60	60,950
3	1,200	Apartment		60	103,420

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Det Garage	1930	1	288	1	288		3 3	3,940

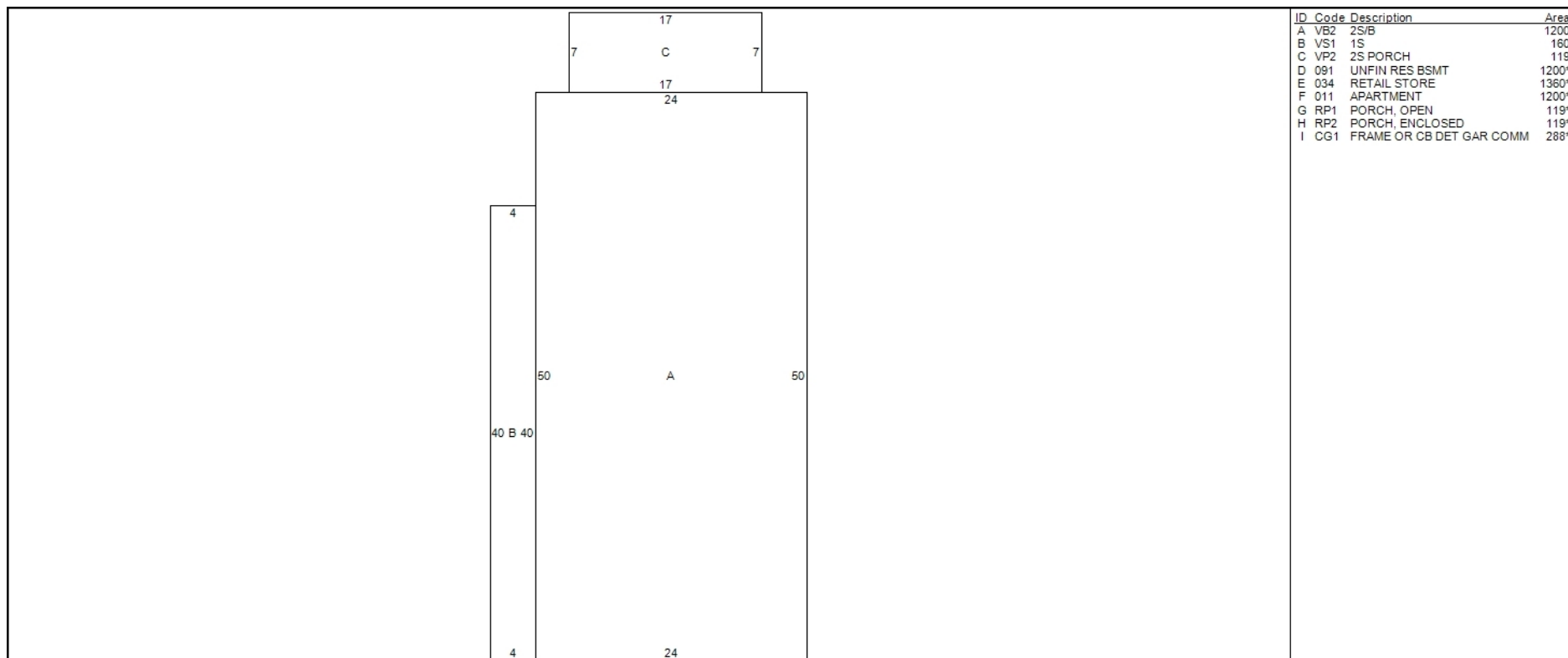
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Additional Property Photos



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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	1,200						0							
01	A	002 Apartments/Per Unit	2	1,200		120	33,120	5		0	31,464	40			12,586	12,586	18,878
03	S	002 General Retail Model	0	1,360	12.50	120	20,400	10		0	18,360	25			4,590	4,590	13,770

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	2	2	10	2	13,800	27,600		
								Total Gross Building Area	3,760
								Replace, Cost New Less Depr	185,500
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	140
								Final Building Value	259,700
								Value per SF	69.07

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	32,648
		Capitalization Rate	0.091000
		Sub total	358,769
		Residual Land Value	
		Final Income Value	358,769
		Total Gross Rent Area	2,560
		Total Gross Building Area	3,760