

Situs : 682 N MAIN ST

PARCEL ID: 098-055

Class : 962

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

MONTELLO WELCOME  
HOME AGAIN INC  
430 BELMONT ST  
BROCKTON MA 02301  
49069/1 10/20/2017

## GENERAL INFORMATION

Living Units  
Neighborhood 452  
Alternate ID 192 MAIN  
Vol / Pg 49069/1  
District  
Zoning C2  
Class EXEMPT

## Property Notes



098-055 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	15,393		153,180
Total Acres: .3534 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	153,200	153,200	153,200	145,900
Building	1,662,000	1,662,000	1,927,500	1,527,000
Total	1,815,200	1,815,200	2,080,700	1,672,900
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
11/05/18	CP	Field Review	Other
01/10/17	HP	Field Review	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/08/18	BP 18 87	1,850	Tent	100
04/25/18	68699	30,000	OTHER Install Sprinkler System	100
03/30/17	66523	3,052,209	OTHER Foundation As Of 12/1/17	100
03/07/17	66401	0	DEMOLITION Old Phaneuf Hospital	100
05/16/16	64627	1,760	OTHER Temp Tent	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/20/17	100	Land + Bldg	Transfer Of Convenience	49069/1	Quit Claim	MONTELLO WELCOME
06/18/13	354,900	Land + Bldg	To/From Exempt Org	43222/327		

Inspection Witnessed By \_\_\_\_\_

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**Building Information**

Year Built/Eff Year 2017 /  
Building # 1  
Structure Type Apartments - Garde  
Identical Units 1  
Total Units 23  
Grade C+  
# Covered Parking  
# Uncovered Parking  
DBA

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Sprinkler Sys Wet		4	3,462			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	3,462	258	Support Area	8	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	03	100	3,462	258	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,462	Support Area		93	93,780
2	3,462	Apartment		93	1,545,170

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2017	1	7,700	1	7,700	C	3	3	20,430
2	Patio	2017	20	30	1	600	C	3	3	2,610

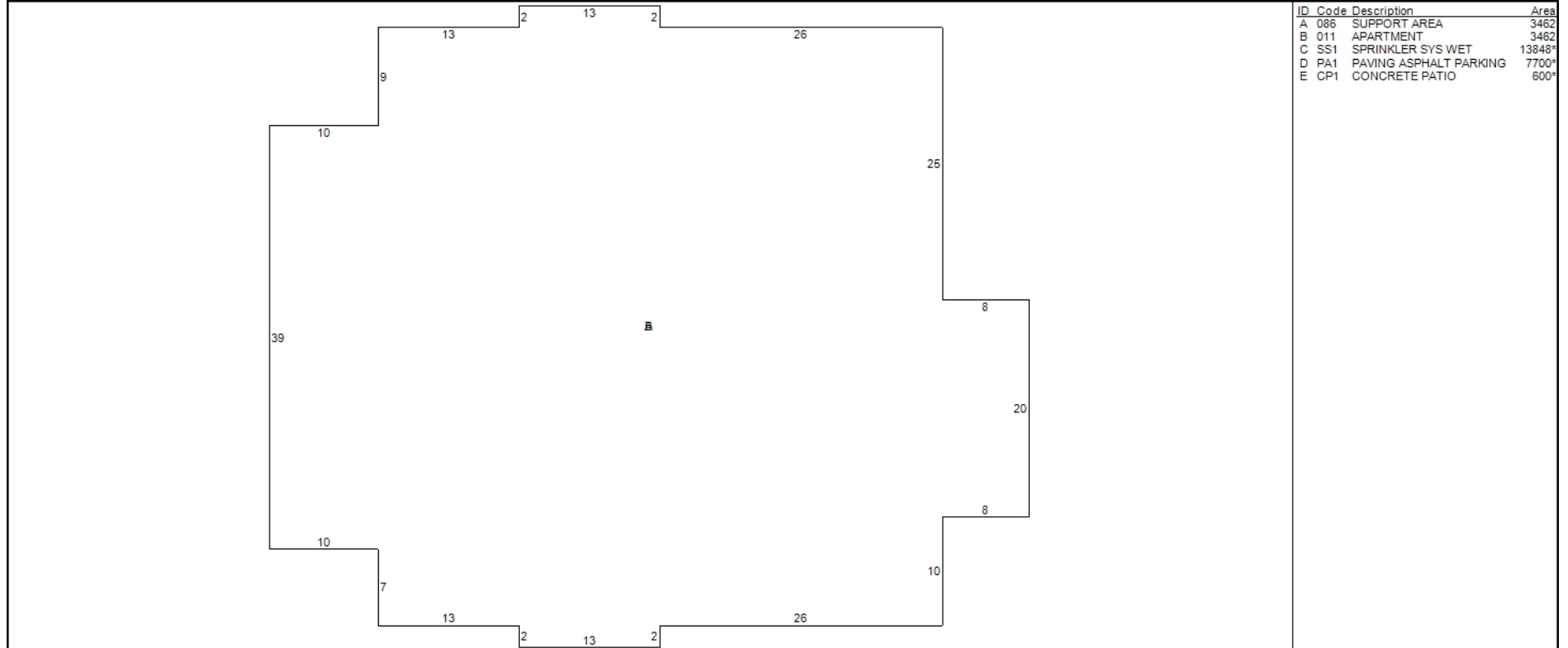
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Additional Property Photos

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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	3,462						0							
01	A	002 Apartments/Per Unit	23	10,386			282,900	5		0	268,755	40			107,502	107,502	161,253

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	23	1	1 \ 0	23	12,300	282,900

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	13,848
Replace, Cost New Less Depr	1,638,950
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,638,950
Value per SF	118.35

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	161,253
Capitalization Rate	0.077500
Sub total	2,080,684
Residual Land Value	
Final Income Value	2,080,684
Total Gross Rent Area	10,386
Total Gross Building Area	13,848