

Situs : 17 OAK ST

PARCEL ID: 099-025

Class : 337

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BELCHER GREGORY N TRUSTEE
LISA WAITT BELCHER TRUSTEE
850 N MAIN ST
BROCKTON MA 02301
36800/342 02/13/2009

GENERAL INFORMATION

Living Units
Neighborhood 452
Alternate ID 208
Vol / Pg 36800/342
District
Zoning R1C
Class COMMERCIAL



Property Notes

PRKG FOR WAITT FUNERAL HOME

Land Information

Type	Size	Influence Factors	Influence %	Value
Secondary	SF	11,790		59,420
Total Acres: .2707 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	59,400	59,400	0	56,600
Building	17,000	17,000	0	14,400
Total	76,400	76,400	0	71,000
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
06/29/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/03/09	51687	0	BLDG Raze House	0
11/14/03	L	0	BLDG Lgus	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/13/09	171,000	Land + Bldg	Change After Sale (Physical)	36800/342		BELCHER GREGORY N TRUSTEE
12/22/06	472,000	Land + Bldg	Family Sale	33873/243		
05/04/05	400,000	Land + Bldg	Valid Sale	30466/227		
11/05/04	400,000	Land + Bldg	Valid Sale	29418/169		
06/18/04	299,900	Land + Bldg	Sold Twice In Same Year	28473/192		
12/10/03	198,333	Land + Bldg	Outlier-Written Desc Needed	27198/289		
11/21/97	92,000	Land + Bldg		15666		
01/01/96	70,000	Land + Bldg	Valid Sale			
06/01/84	89,900	Land + Bldg	Valid Sale			

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year /
Building #
Structure Type
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

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
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Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

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



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description		Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
							Income				Income						Income

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1			
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income				
								Total Gross Building Area			
								Replace, Cost New Less Depr			
								Percent Complete			
								Number of Identical Units			
								Economic Condition Factor			
								Final Building Value			
								Value per SF			

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)			
								Total Net Income			
								Capitalization Rate			
								Sub total			
								Residual Land Value			
								Final Income Value			
								Total Gross Rent Area			
								Total Gross Building Area			