

Situs : 836 N MAIN ST

PARCEL ID: 099-026

Class: 341

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

BELCHER GREGORY N TR  
LISA WAITT BELCHER  
850 N MAIN ST  
BROCKTON MA 02301  
52064/234 12/09/2019

## GENERAL INFORMATION

Living Units  
Neighborhood 452  
Alternate ID 206 MAIN  
Vol / Pg 52064/234  
District  
Zoning C5  
Class COMMERCIAL

## Property Notes



099-026 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	19,298		172,860
Total Acres: .443 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	172,900	172,900	172,900	164,600
Building	280,700	288,200	280,700	289,000
Total	453,600	461,100	453,600	453,600
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
06/29/18	CP	Field Review	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/11/15	B62071	2,160	BLDG Roof Over Atm	100
03/30/11	54565	6,710	BLDG Rubber Roof	0
02/19/08	49802	0	BLDG Rep Signs	0
10/27/06	47565	152,216	BLDG Int Design/Bank	0
05/03/00	32631	0	BLDG Rep Faces Ex Si	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/09/19	475,000	Land + Bldg	Property Sold To Abutter	52064/234	Quit Claim	BELCHER GREGORY N TR
05/05/08		Land + Bldg	Intra-Corporate	35933/2		ARC ROCK17MA LLC
08/09/00	225,000	Land + Bldg	Valid Sale	18773/260		

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

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## Building Information

Year Built/Eff Year 1968 / 1995  
Building # 1  
Structure Type Bank  
Identical Units 1  
Total Units 1  
Grade B-  
# Covered Parking  
# Uncovered Parking  
DBA ROCKLAND TRUST

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		6	9		1							
2	Porch, Open		7	10		1							
2	Enclosed Entry		6	20		1							
2	Bank Dr In Window					1							
2	Bank Vault - No Door		6	4		1							
2	Bank Serv Window					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	367	82	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,801	185	Bank/Savings Inst	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	5	4

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	367	Support Area		58	7,470
2	1,801	Bank/Savings Inst		67	239,050

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1968			1	11,300		3 3	15,510

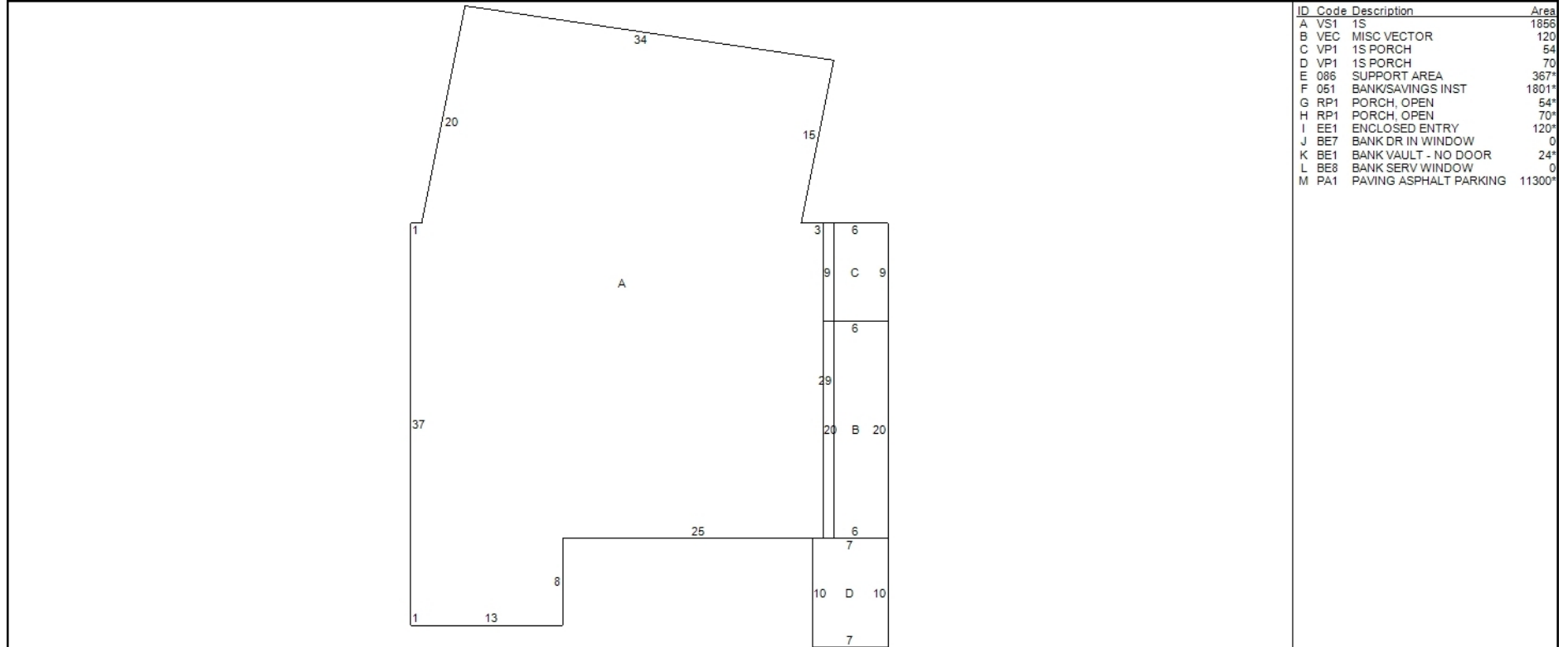
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Additional Property Photos



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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			170				0							
15	S	001 Banks - Saving & Loans	0	1,801	20.00	170	61,234	5		0	58,172	15			8,726	8,726	49,446

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	2,168
								Replace, Cost New Less Depr	246,520
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	271,172
								Value per SF	125.08

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	49,446
								Capitalization Rate	0.109000
								Sub total	453,633
								Residual Land Value	
								Final Income Value	453,633
								Total Gross Rent Area	2,168
								Total Gross Building Area	2,168