

Situs : 850 N MAIN ST

PARCEL ID: 099-028

Class : 031

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

BELCHER GREGORY N  
LISA WAITT BELCHER CO-TRUSTEES  
850 N MAIN ST  
BROCKTON MA 02301  
22231/107 06/10/2002

## GENERAL INFORMATION

Living Units 1  
Neighborhood 452  
Alternate ID 208 MAIN  
Vol / Pg 22231/107  
District  
Zoning C5  
Class COMMERCIAL



099-028 03/16/2020

## Property Notes

## Land Information

| Type                                  | Size | Influence Factors | Influence % | Value   |
|---------------------------------------|------|-------------------|-------------|---------|
| Primary                               | SF   | 28,668            |             | 220,090 |
| Total Acres: .6581<br>Spot: Location: |      |                   |             |         |

## Assessment Information

|                                  | Appraised       | Cost    | Income  | Prior   |
|----------------------------------|-----------------|---------|---------|---------|
| Land                             | 220,100         | 220,100 | 220,100 | 209,600 |
| Building                         | 412,800         | 432,900 | 412,800 | 419,700 |
| Total                            | 632,900         | 653,000 | 632,900 | 629,300 |
| 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 |
|-------------|--------|---------|----------------------|------------|
| 08/12/11    | 55309  | 8,000   | BLDG Air Conditioner | 0          |
| 07/01/11    | 55098  | 123,800 | BLDG Remodel Roof    | 0          |
| 11/30/09    | 52544  | 10,600  | BLDG Int Remodel     | 100        |
| 10/02/06    | 47392  | 0       | BLDG Temp Tent       | 0          |
| 06/19/06    | 46676  | 206,000 | BLDG See Notes       | 0          |

## Sales/Ownership History

| Transfer Date | Price | Type        | Validity                | Deed Reference | Deed Type | Grantee           |
|---------------|-------|-------------|-------------------------|----------------|-----------|-------------------|
| 06/10/02      |       | Land + Bldg | Transfer Of Convenience | 22231/107      |           | BELCHER GREGORY N |

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

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| Building Information |                    |
|----------------------|--------------------|
| Year Built/Eff Year  | 1900 /             |
| Building #           | 1                  |
| Structure Type       | Funeral Home       |
| Identical Units      | 1                  |
| Total Units          |                    |
| Grade                | B-                 |
| # Covered Parking    |                    |
| # Uncovered Parking  |                    |
| DBA                  | WAITT FUNERAL HOME |

| Building Other Features |                     |     |       |       |         |       |       |      |           |     |       |       |         |       |       |
|-------------------------|---------------------|-----|-------|-------|---------|-------|-------|------|-----------|-----|-------|-------|---------|-------|-------|
| Line                    | Type                | +/- | Meas1 | Meas2 | # Stops | Ident | Units | Line | Type      | +/- | Meas1 | Meas2 | # Stops | Ident | Units |
| 2                       | Porch, Open         |     | 210   | 1     |         | 1     |       | 1    | Wood Deck |     | 1     | 64    |         | 1     |       |
| 2                       | Porch, Enclosed     |     | 6     | 12    |         | 1     |       |      |           |     |       |       |         |       |       |
| 2                       | Utility Bldg-Frame  |     | 9     | 16    |         | 1     |       |      |           |     |       |       |         |       |       |
| 2                       | Wood Deck           |     | 8     | 8     |         | 1     |       |      |           |     |       |       |         |       |       |
| 2                       | Porch, Open         |     | 1     | 64    |         | 1     |       |      |           |     |       |       |         |       |       |
| 5                       | Enclosed Entry      |     | 7     | 10    |         | 1     |       |      |           |     |       |       |         |       |       |
| 3                       | Fireplace 1 Opening |     | 1     | 1     |         | 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     | 1,309 | 166   | Multi Use Storage | 9           | None      | Wood Frame/Joist/B | Normal     | None      | None    | None     | 3        | 3          |
| 2                             | 01              | 01 | 100     | 1,309 | 166   | Funeral Home      | 9           | Frame     | Wood Frame/Joist/B | Normal     | Hw /Steam | Central | Normal   | 4        | 3          |
| 3                             | 02              | 02 | 100     | 1,309 | 152   | Apartment         | 9           | Frame     | Wood Frame/Joist/B | Normal     | Hw /Steam | None    | Normal   | 3        | 3          |
| 4                             | A1              | A1 | 100     | 650   | 76    | Apartment         | 9           | Frame     | Wood Frame/Joist/B | Normal     | Hw /Steam | None    | Normal   | 3        | 3          |
| 5                             | B1              | B1 | 100     | 1,426 | 113   | Funeral Home      | 8           | None      | Wood Frame/Joist/B | Normal     | Hw /Steam | Central | Normal   | 3        | 3          |
| 6                             | 01              | 01 | 100     | 1,426 | 113   | Funeral Home      | 9           | Frame     | Wood Frame/Joist/B | Normal     | Hw /Steam | Central | Normal   | 4        | 3          |
| 7                             | 01              | 01 | 100     | 1,712 | 200   | Funeral Home      | 9           | Frame     | Wood Frame/Joist/B | Normal     | Hw /Steam | Central | Normal   | 4        | 3          |

| Interior/Exterior Valuation Detail |       |                   |        |            |                 |
|------------------------------------|-------|-------------------|--------|------------|-----------------|
| Line                               | Area  | Use Type          | % Good | % Complete | Use Value/RCNLD |
| 1                                  | 1,309 | Multi Use Storage | 45     |            | 16,960          |
| 2                                  | 1,309 | Funeral Home      | 50     |            | 79,440          |
| 3                                  | 1,309 | Apartment         | 45     |            | 95,540          |
| 4                                  | 650   | Apartment         | 45     |            | 18,390          |
| 5                                  | 1,426 | Funeral Home      | 45     |            | 55,120          |
| 6                                  | 1,426 | Funeral Home      | 50     |            | 70,130          |
| 7                                  | 1,712 | Funeral Home      | 50     |            | 89,040          |

| Outbuilding Data |            |        |       |       |     |       |       |         |       |
|------------------|------------|--------|-------|-------|-----|-------|-------|---------|-------|
| Line             | Type       | Yr Blt | Meas1 | Meas2 | Qty | Area  | Grade | Phy Fun | Value |
| 1                | Asph Pav   | 1980   | 1     | 5,000 | 1   | 5,000 |       | 3 3     | 6,860 |
| 2                | Light - Fl | 1970   |       |       | 2   | 1     |       | 3 3     | 1,380 |

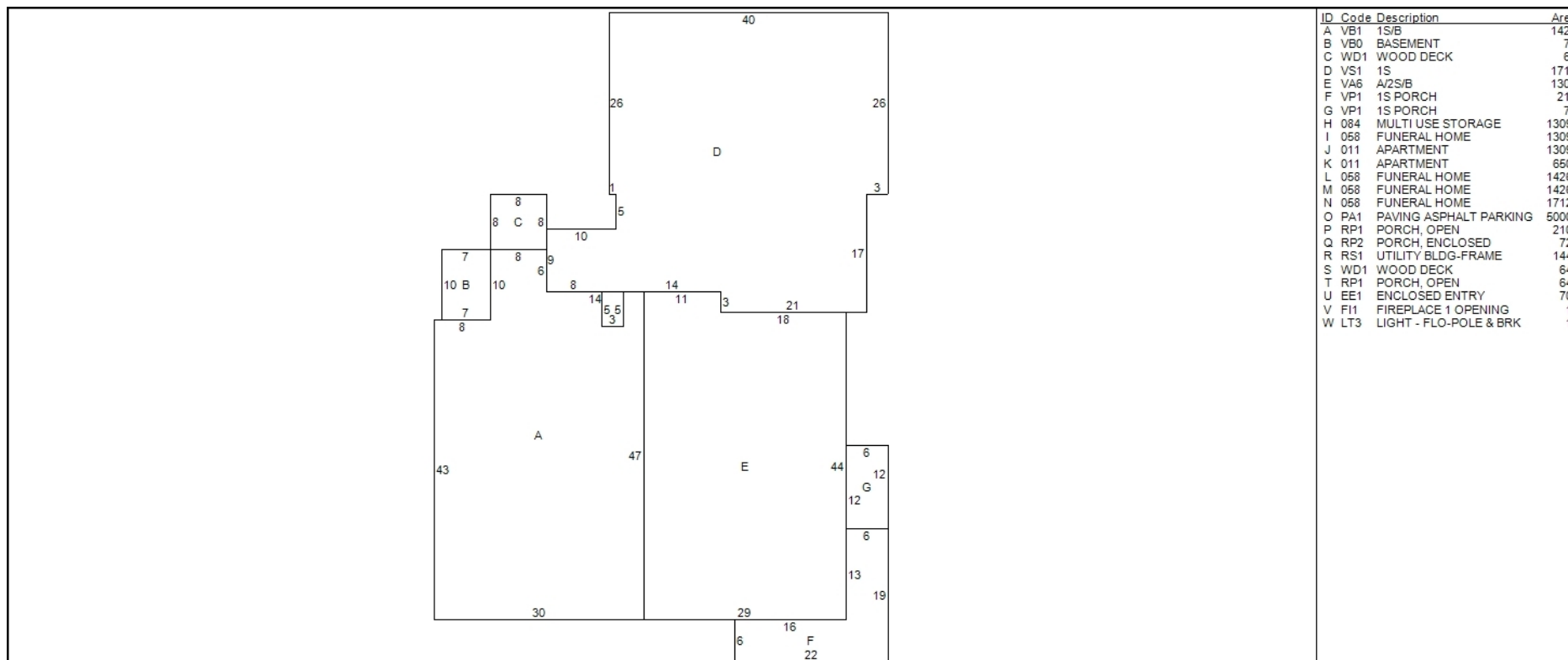
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Additional Property Photos



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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 |
|-------------|----------|-----------------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| 01          | A        | 002 Apartments/Per Unit     | 1     | 1,569    |             | 125         | 19,500                 | 5         |         | 0                 | 18,525                 | 40              |               |             | 7,410          | 7,410          | 11,115               |
| 04          | S        | 002 Office Low Rise 1-3 Sto | 0     | 5,873    | 14.00       | 120         | 98,666                 | 12.5      |         | 0                 | 86,333                 | 35              |               |             | 30,217         | 30,217         | 56,116               |
| 05          | S        | 001 Muse Strg/Hvy Man/Mi    | 0     | 1,309    | 2.00        | 120         | 3,142                  | 20        |         | 0                 | 2,514                  | 30              |               |             | 754            | 754            | 1,760                |

**Apartment Detail - Building 1 of 1**

| Line | Use Type      | Per Bldg | Beds | Baths | Units | Rent   | Income |
|------|---------------|----------|------|-------|-------|--------|--------|
| 1    | 011 Apartment | 1        | 3    | 10    | 1     | 15,600 | 15,600 |

**Building Cost Detail - Building 1 of 1**

|                             |         |
|-----------------------------|---------|
| Total Gross Building Area   | 9,141   |
| Replace, Cost New Less Depr | 424,620 |
| Percent Complete            | 100     |
| Number of Identical Units   | 1       |
| Economic Condition Factor   |         |
| Final Building Value        | 424,620 |
| Value per SF                | 46.45   |

**Notes - Building 1 of 1**

**Income Summary (Includes all Building on Parcel)**

|                           |          |
|---------------------------|----------|
| Total Net Income          | 68,991   |
| Capitalization Rate       | 0.109000 |
| Sub total                 | 632,945  |
| Residual Land Value       |          |
| Final Income Value        | 632,945  |
| Total Gross Rent Area     | 9,141    |
| Total Gross Building Area | 9,141    |