

Situs : 888 N MAIN ST

PARCEL ID: 099-066

Class : 959

Card: 1 of 2

Printed: October 28, 2020

CURRENT OWNER

GF PILGRIM INC
888 N MAIN ST
BROCKTON MA 02301
16752/125 10/29/1998

GENERAL INFORMATION

Living Units
Neighborhood 452
Alternate ID 211 MAIN
Vol / Pg 16752/125
District
Zoning R2
Class EXEMPT

099-066 03/16/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	1.9700		508,110
Total Acres: 1.97 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	508,100	508,100	508,100	483,900
Building	3,682,300	3,682,300	2,963,100	3,367,700
Total	4,190,400	4,190,400	3,471,200	3,851,600
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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/31/18	68181	334,000	OTHER New Flr,Wall *& Ceiling	
08/25/11	55364	48,000	BLDG Reshingle	0
08/18/11	55339	1,500	BLDG Int Engress	0
07/25/06	46907	0	BLDG 30 Sf Sign/Base	0
07/07/05	44425	4,707	BLDG New Roof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/29/98	2,714,766	Land + Bldg	To/From Exempt Org	16752/125		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1970 /
 Building # 1
 Structure Type Nursing Home
 Identical Units 1
 Total Units 123
 Grade A+
 # Covered Parking
 # Uncovered Parking
 DBA THE GUARDIAN
 CENTER

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Enclosed Entry		14	72		1
1	Canopy Only		5	27		2
1	Sprinkler Sys Wet		22,152	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	01	01	100	10,656	436	Nursing Homes	12	Brick Or Stc	Fire Resistant	Normal	Hot Air	None	Normal	3	3
2	02	03	100	11,496	556	Nursing Homes	10	Brick Or Stc	Fire Resistant	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	10,656	Nursing Homes		45	896,000
2	11,496	Nursing Homes		45	1,534,730

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1970	1	3,000	1	3,000		3 3	4,580
2	Light - In	1970			8	1		3 3	5,370

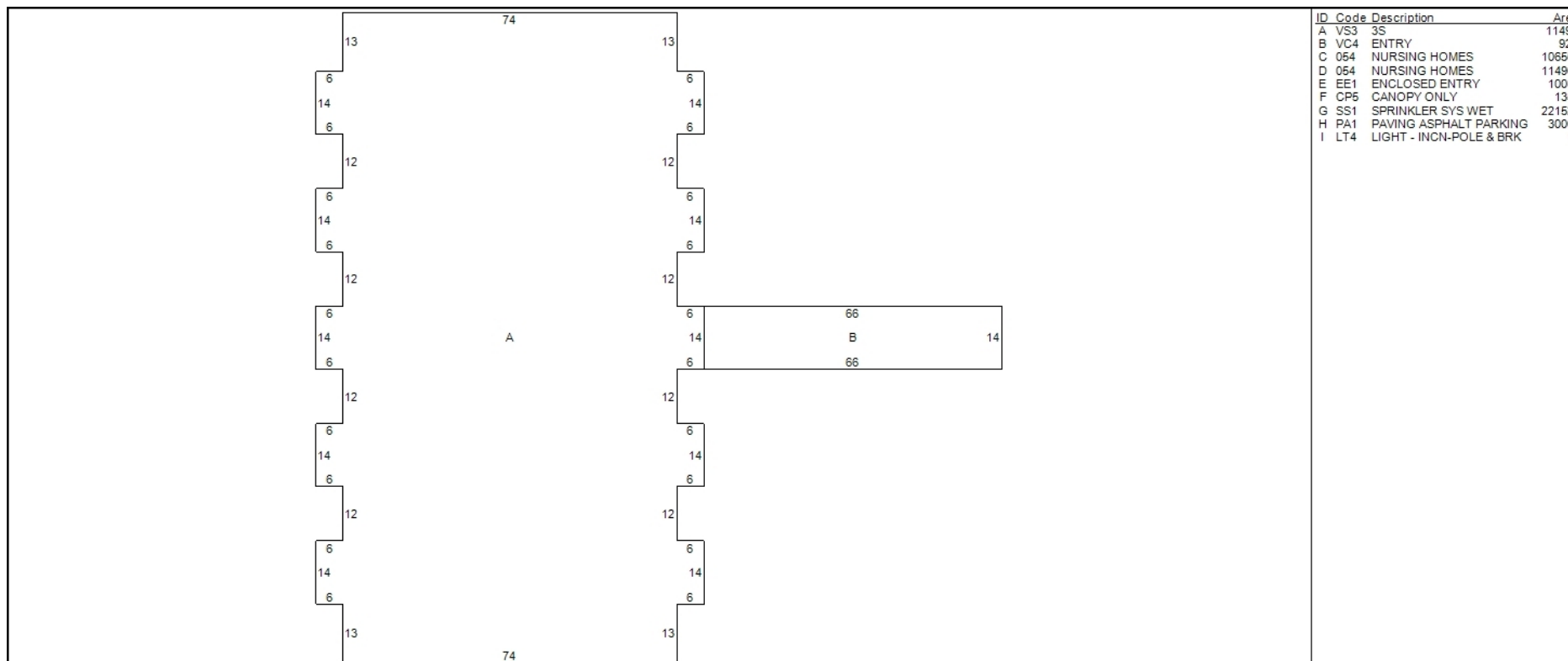
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	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
04	S	002 Office Low Rise 1-3 Sto	0	45,808	14.00		641,312	12.5		0	561,148	35			196,402	196,402	364,746
05	S	001 Muse Strg/Hvy Man/Mi	0	12,160	2.00		24,320	20		0	19,456	30			5,837	5,837	13,619

Apartment Detail - Building 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 2

Total Gross Building Area	33,648
Replace, Cost New Less Depr	2,430,730
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	2,673,803
Value per SF	79.46

Notes - Building 1 of 2

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Income Summary (Includes all Building on Parcel)

Total Net Income	378,365
Capitalization Rate	0.109000
Sub total	3,471,239
Residual Land Value	
Final Income Value	3,471,239
Total Gross Rent Area	57,968
Total Gross Building Area	57,968

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CURRENT OWNER	GENERAL INFORMATION
GF PILGRIM INC 888 N MAIN ST BROCKTON MA 02301 16752/125 10/29/1998	Living Units Neighborhood 452 Alternate ID 211 MAIN Vol / Pg 16752/125 District Zoning R2 Class EXEMPT

Property Notes



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Building Information

Year Built/Eff Year 1962 /
Building # 1
Structure Type Nursing Home
Identical Units 1
Total Units
Grade B+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Sprinkler Sys Wet		12,160		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	12,160	604	Multi Use Storage	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	12,160	604	Nursing Homes	9	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	12,160	Multi Use Storage		45	193,950
2	12,160	Nursing Homes		45	711,060

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Light - In	1970			22	1		3	3	1,880

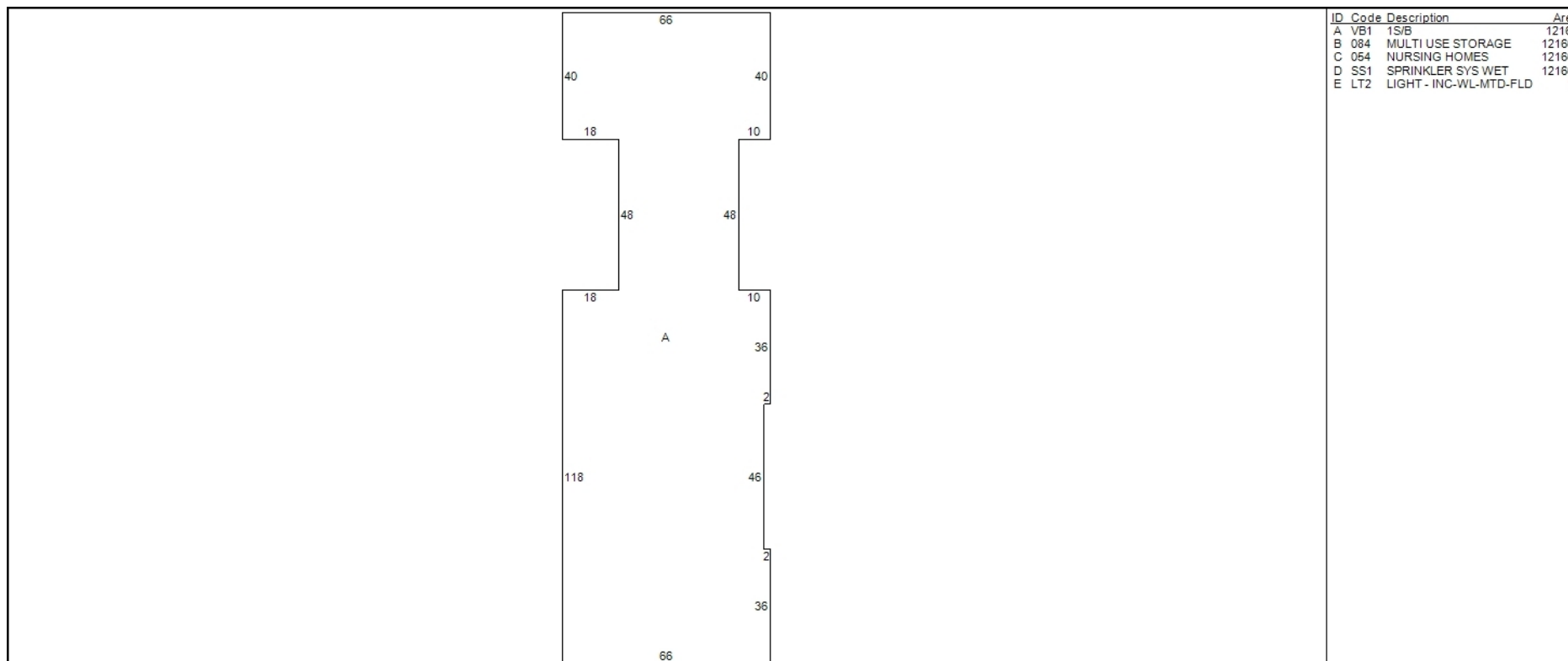
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05	S	001 Muse Strg/Hvy Man/Mi	0	12,160	2.00		24,320	20		0	19,456	30			5,837	5,837	13,619

Apartment Detail - Building 2 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 2 of 2

Total Gross Building Area	24,320
Replace, Cost New Less Depr	905,010
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	995,511
Value per SF	40.93

Notes - Building 2 of 2

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Total Gross Building Area	57,968