

tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 888 N MAIN ST	PARCEL ID: 099-066	Class: 959 Card: 1 of 2 Printed: October 28, 2020
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	see ei ei
Proper	ty Notes	099-066 03/16/2020

	Land Information						Assessment Information							
Туре		Size	Influence Factors	Influence %	Value		A	ppraised	Cost	Income	Prior			
Primary	AC	1.9700			508,110	Land Building Total		508,100 3,682,300 4,190,400	508,100 3,682,300 4,190,400	508,100 2,963,100 3,471,200	483,900 3,367,700 3,851,600			
Total Acres: 1.97 Spot:			Location:			Value Flag Gross Building:	COST A PPROACH	В	Override Reaso ase Date of Valu tive Date of Valu	e 1/1/2020				

		Entrance Infe	ormation				Permit Inf	ormation	
Date	ID	Entry Code	Source	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									

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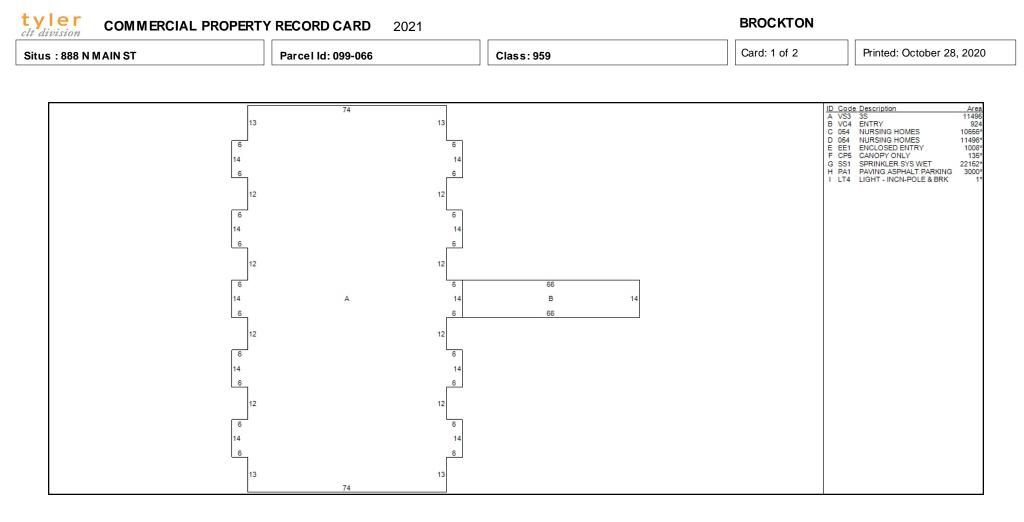
COMMERCIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 888 N MAIN ST	Parcel Id: 099-066			Clas	s:959		Card: 1 of 2	Printed: October 28, 2020			
Building Information	Building Other Features										
Year Built/Eff Year 1970 /	Line Type	+/-	Meas1 M	eas2 #	Stops Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units			
Building # 1	1 Enclosed Entry		14	72	1						
Structure Type Nursing Home Identical Units 1	1 Canopy Only		5	27	2						
Total Units 123 Grade A+ # Covered Parking # Uncovered Parking DBA THE GUARDIAN CENTER	1 Sprinkler Sys Wet		22,152	1	1						

	Interior/Exterior Information													
Line	Level From - T	o 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	aluation Detail						Outbuildin	g Data					
Line	Area	Use Type	% Good % Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	10,656	Nursing Homes	45	896,000	1	Asph Pav	1970	1	3,000	1	3,000		3	3	4,580
2	11,496	Nursing Homes	45	1,534,730	2	Light - In	1970			8	1		3	3	5,370



Addtional Property Photos



tyle	VIEr division COMMERCIAL PROPERTY RECORD CARD 2021											BROC	KTON			
Situs:8	888 N	I MAIN ST		Parc	el ld: 099-0	066		Cla	ss:959			Card: 1	Card: 1 of 2 Printed			, 2020
						Inc	ome Detail (Includes	all Buildings on Pa	arcel)						
		nc Model IodDescription	Units	NetArea	Incom e Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Additional Adj Income		Expense Model %	•	•		Total Expenses	Ne Operating Income
04 S	0	02 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	0	01 Muse Strg/Hvy Man/M	i 0	12,160	2.00		24,320	20	0	19,456	30			5,837	5,837	13,619

		Ар	Building Cost Detail - Buildin	g 1 of 2				
Line	Use Type	Per Bldg	Beds	Baths Units	Rent	Income		
							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	Income Summary (Includes all Build	ding on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	378,365 0.109000 3,471,239
	Final Income Value	3,471,239
	Total Gross Rent Area	57,968
	Total Gross Building Area	57,968

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COMMERCIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 888 N M AIN ST	PARCEL ID: 099-066	Class: 959	Card: 2 of 2	Printed: October 28, 2020
CURRENT OWNER	GENERAL INFORMATION			
GF PILGRIM INC 888 N MA IN 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			
Propert	/ Notes	and the second	N.S. CALLER	

			Land Information				Asse	essment Inf	ormation		
Туре		Size	Influence Factors	Influence %	Value		A	Appraised	Cost	Income	Prior
Primary	AC	1.9700			508,110	Land Building Total		508,100 3,682,300 4,190,400	508,100 3,682,300 4,190,400	508,100 2,963,100 3,471,200	483,900 3,367,700 3,851,600
Total Acres: 1.97 Spot:			Location:			Value Flag Gross Building:	COST APPROACH	B	Override Reason ase Date of Value tive Date of Value	1/1/2020	

		Entrance Infe	ormation	Permit Information						
Date	ID	Entry Code	Source	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	

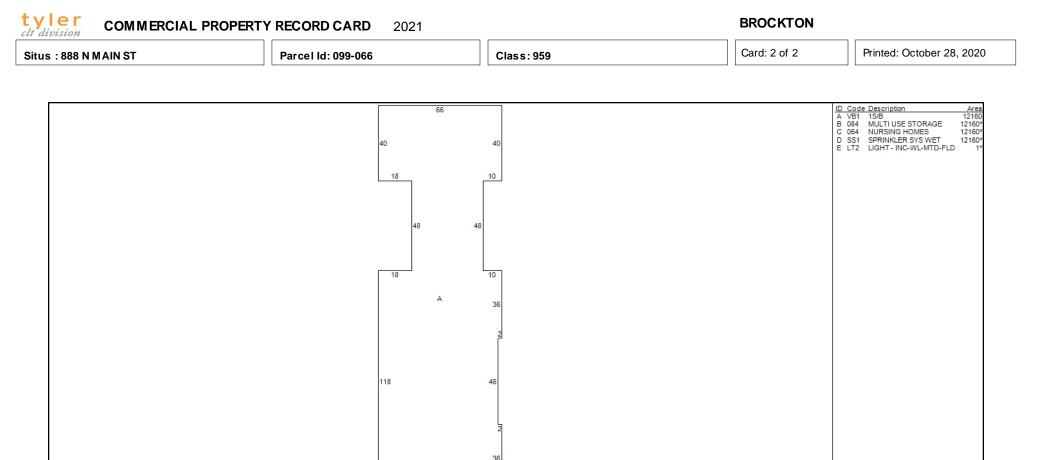
	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee						
10/29/98	2,714,766 Land + Bldg	To/From Exempt Org	16752/125							



Situs: 888 N M AIN ST		Parcel Id: 099-066				Class: 959			Card: 2 of 2	Printed: Octobe	r 28, 2020
Building Information							Building Ot	her Features			
Year Built/Eff Year 1962 /	Line	Туре	+/-	Meas1 N	leas	s2 # Stops	Ident Units		+/- Meas1	Meas2 # Stops	Ident Units
Building # 1 Structure Type Nursing Home Identical Units 1 Total Units Grade B+ # Covered Parking # Uncovered Parking DBA	1	Sprinkler Sys Wet		12,160		1	1				

	Interior/Exterior Information													
Line	Level From - T	o 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 Storag	ge 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		Outbuilding Data										
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	12,160	Multi Use Storage	45		193,950	1	Light - In	1970			22	1		3	3	1,880
2	12,160	Nursing Homes	45		711,060											



Addtional Property Photos





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livision COMMERCIAL PROPERTY RECORD CARD 2021													BROCKTON					
Situs: 888 N MAIN ST			Parc	Parcel Id: 099-066					Class: 959					Printee	nted: October 28, 2020			
Income Detail (Includes all Buildings on Parcel)																		
		Units	NetArea	Incom e Rate	Econ Adjust			Vac Adj	Additional Income	Gross	Model %	•	•		Total Expenses	Net Operating Income		
S	002 Office Low Rise 1-3 S	Sto 0	45,808	14.00		641,312	12.5		0	561,148	35			196,402	196,402	364,746		
S	001 Muse Strg/Hvy Man/	'Mi O	12,160	2.00		24,320	20		0	19,456	30			5,837	5,837	13,619		
	vision :888 Mod Type S	S 002 Office Low Rise 1-3 S	Solution Commentation Literate interview : 888 N MAIN ST Mod Inc Mod Inc Mod Inc Mod Units Type ModDescription S 002 Office Low Rise 1-3 Sto	S 002 Office Low Rise 1-3 Sto 0 45,808	ision Contribution and the control and the contr	ision Commentation and include a	ision Control Little Hold Little Hold Control Control 2021 : 888 N MAIN ST Parcel Id: 099-066 Income Detail Income Detail Mod Inc Model Units Net Area Income Econ Potential Type ModDescription Rate Adjust Gross Income S 002 Office Low Rise 1-3 Sto 0 45,808 14.00 641,312	ision Control Little interest in the control of AND 2021 : 888 N MAIN ST Parcel Id: 099-066 Cla Income Detail (Includes Mod Inc Model Units Net Area Income Econ Potential Vac Type ModDescription Rate Adjust Gross Model Income S 002 Office Low Rise 1-3 Sto 0	ision Control Little Heldenik Control 2021 : 888 N MAIN ST Parcel Id: 099-066 Income Detail (Includes all Bu Mod Inc Model Units Net Area Income Econ Potential Vac Vac Type ModDescription Rate Adjust Gross Model Adj S 002 Office Low Rise 1-3 Sto 0 45,808 14.00 641,312 12.5	Dision Commentation and the first integers of the second of the seco	Dision Commentation and a complete control of 2021 : 888 N MAIN ST Parcel Id: 099-066 Class: 959 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Units Net Area Income Econ Potential Vac Vac Additional Effective Type ModDescription Units Net Area Income Econ Potential Vac Vac Additional Effective S 002 Office Low Rise 1-3 Sto 0 45,808 14.00 641,312 12.5 0 561,148	Dision Contribution and a contribution of the contribution o	Dision Control Little Litt	Dision Control Little Herein Receive Critic 2021 : 888 N MAIN ST Parcel Id: 099-066 Class: 959 Card: 2 of 2 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Units Net Area Income Potential Vac Vac Vac Additional Effective Expense Expense Expense Type ModDescription Units Net Area Income Gross Model Adj Income Gross Model % Adj % Adj S 002 Office Low Rise 1-3 Sto 0 45,808 14.00 641,312 12.5 0 561,148 35	Dision Contribution and a contribution of the contribution o	Dision Commentation and the procession of the procession		

		Ар	Building Cost Detail - Building	g 2 of 2					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								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	Income Summary (Includes all Building on Parcel)				
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	378,365 0.109000 3,471,239 3,471,239			
	Total Gross Rent Area Total Gross Building Area	57,968 57,968			