

**Situs : N MAIN ST**

**PARCEL ID: 099-078**

**Class : 960**

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

SWEDISH EVANGELICAL LUTHERAN  
GETHSEMANE CHURCH  
906 NO MAIN ST  
BROCKTON MA 02301  
00000/00000

## GENERAL INFORMATION

Living Units	
Neighborhood	452
Alternate ID	214 MAIN
Vol / Pg	00000/00000
District	
Zoning	C5
Class	EXEMPT

## Property Notes



099-078 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,560		108,660
<div> <div>Total Acres: .1506</div> <div>Spot:</div> <div>Location:</div> </div>				

### Entrance Information

Date	ID	Entry Code	Source
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### Assessment Information

	Appraised	Cost	Income	Prior
Land	108,700	108,700	0	103,500
Building	657,400	657,400	0	591,900
Total	766,100	766,100	0	695,400

Value Flag		COST APPROACH		Manual Override Reason	
Gross Building:				Base Date of Value	1/1/2020
				Effective Date of Value	1/1/2020

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/26/02	36586	10,402	BLDG Light, Hc Rail	100
11/10/99	31741	6,000	BLDG Demo Tow er Add	100
10/05/99	31532	4,500	BLDG Roof Over Old L	100
03/19/97	27186	140,000	BLDG Renovations	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
0/0						

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

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## Building Information

Year Built/Eff Year 1915 /  
Building # 1  
Structure Type Religious  
Identical Units 1  
Total Units  
Grade B  
# Covered Parking  
# Uncovered Parking  
DBA LUTHERAN  
CHURCH

## 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
1	B1	B1	100	3,482	236	Religious Inst	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	3,482	244	Religious Inst	16	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	01	01	100	2,210	174	Religious Inst	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,482	Religious Inst		60	188,960
2	3,482	Religious Inst		60	248,720
3	2,210	Religious Inst		60	159,980

## Outbuilding Data

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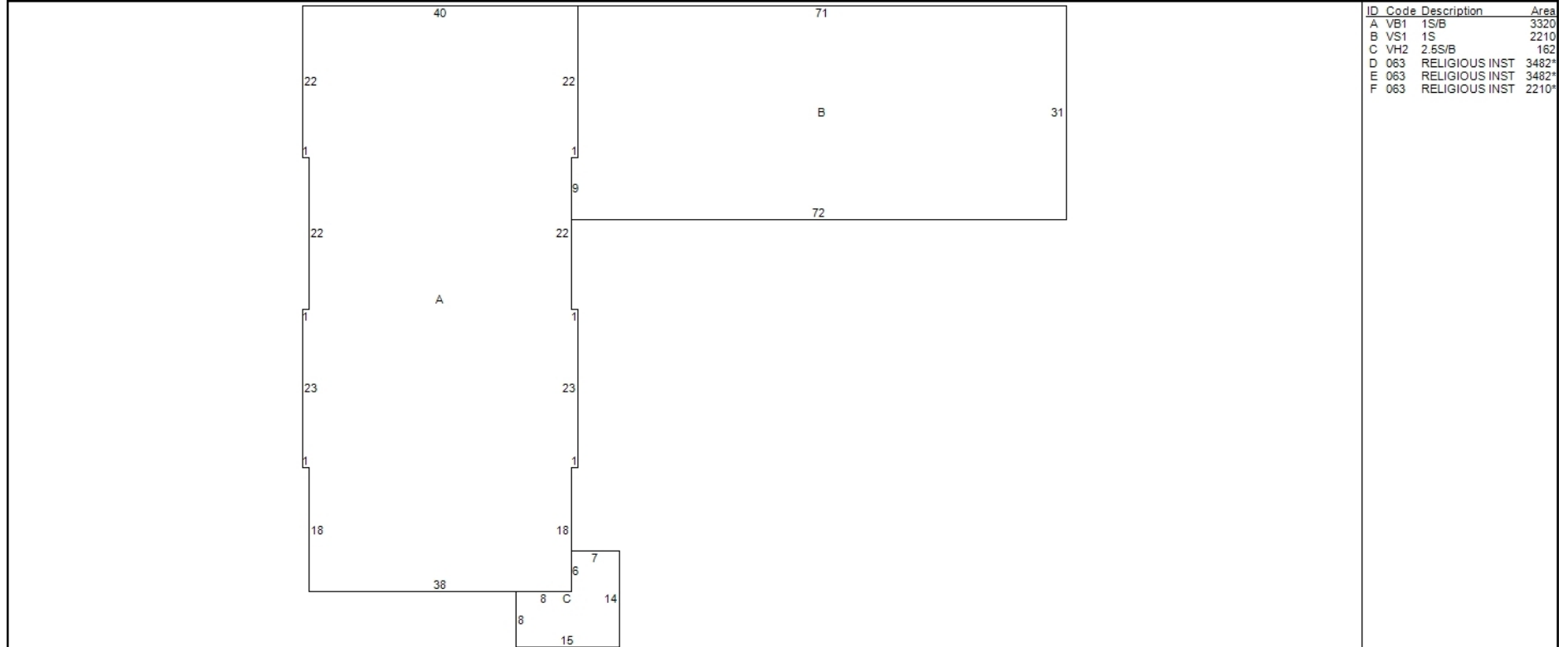
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**Additional Property Photos**



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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	9,174						0							

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	9,174
Replace, Cost New Less Depr	597,660
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	657,426
Value per SF	71.66

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	9,174