

Situs : 916 N MAIN ST

PARCEL ID: 099-086

Class : 934

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

CITY OF BROCKTON  
BROCKTON MA 02301  
00000/00000

## GENERAL INFORMATION

Living Units  
Neighborhood 452  
Alternate ID 216 MAIN  
Vol / Pg 00000/00000  
District  
Zoning C5  
Class EXEMPT

## Property Notes



099-086 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,315		107,430
Total Acres: .145 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	107,400	107,400	0	102,300
Building	328,500	328,500	0	295,800
Total	435,900	435,900	0	398,100
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
10/08/18	BPA 18 75	131,000	EXTERIOR	
04/07/16	64397	3,035	INS	100
06/26/13	B58449	54,250	BLDG Struc Shoring	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 1898 /  
Building # 1  
Structure Type Police/Fire Stations  
Identical Units 1  
Total Units  
Grade B  
# Covered Parking  
# Uncovered Parking  
DBA FIRESTATION

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Canopy Roof/Slab		8	18		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	2,754	222	Warehouse	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	4
2	01	01	100	2,754	210	Auto Parts/Service	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
3	02	02	100	2,754	222	Multi Use Apts	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
4	01	01	100	60	22	Warehouse	12	Brick Or Stc	Wood Frame/Joist/B	Normal	None	None	None	3	4

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,754	Warehouse		50	45,660
2	2,754	Auto Parts/Service		50	113,480
3	2,754	Multi Use Apts		50	134,060
4	60	Warehouse		50	5,430

**Outbuilding Data**

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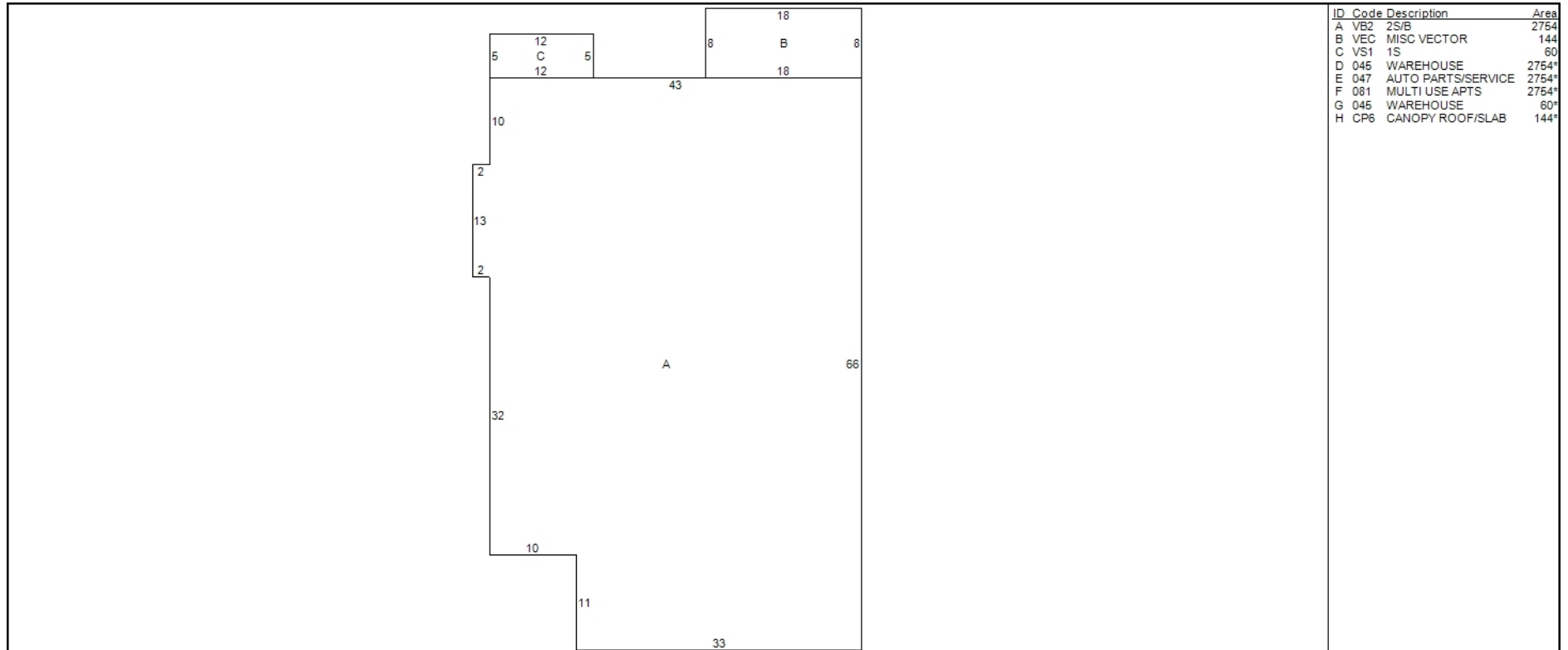
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**Additional Property Photos**



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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
11	S	001 Auto Service	0	2,754	9.00		24,786	7.5		0	22,927	15			3,439	3,439	19,488
12	S	001 Warehouse	0	2,814	5.00		14,070	15		0	11,960	15			1,794	1,794	10,166
17	S	001 Multi Apts/Mix Use	0	2,754	8.50		23,409	5		0	22,239	40			8,896	8,896	13,343

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	8,322
								Replace, Cost New Less Depr	298,630
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	328,493
								Value per SF	39.47

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	42,997
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	8,322
								Total Gross Building Area	8,322