

Situs : 946 N MAIN ST

PARCEL ID: 099-099

Class: 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

MARSHMA SARMI HAMID
MARSHMA SARMI MARIE
946 N MAIN ST
BROCKTON MA 02301
51806/43 10/17/2019

GENERAL INFORMATION

Living Units 4
Neighborhood 4523
Alternate ID 220 MAIN
Vol / Pg 51806/43
District
Zoning C5
Class APARTMENT

Property Notes



099-099 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		100,000
Undeveloped	U	0.00		
Total Acres: .5412				
Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	100,000	100,000	100,000	130,900
Building	433,200	423,500	433,200	402,300
Total	533,200	523,500	533,200	533,200
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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/26/07	49291	38,000	BLDG Winds, Siding	0
04/07/06	46166	5,000	BLDG Redo Entry Deck	0
08/18/05	44713	250	BLDG Replace Stairs	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/17/19	1	Land + Bldg	Transfer Of Convenience	51806/43	Quit Claim	MARSHMA SARMI HAMID
07/22/98	61,000	Land + Bldg	To/From Government	16425/231		MARSHMA SARMI HAMID

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1905 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 4
Grade C
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Carport		17	23		1							
2	Porch, Open		7	25		1							
2	Porch, Open Upper		8	5		1							
2	Porch, Open Upper		8	25		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	2,464	216	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
2	01	01	100	2,464	216	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	02	100	2,464	216	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	03	03	100	1,717	150	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,464	Support Area		30	15,640
2	2,464	Apartment		45	162,920
3	2,464	Apartment		45	151,240
4	1,717	Apartment		40	93,650

Outbuilding Data

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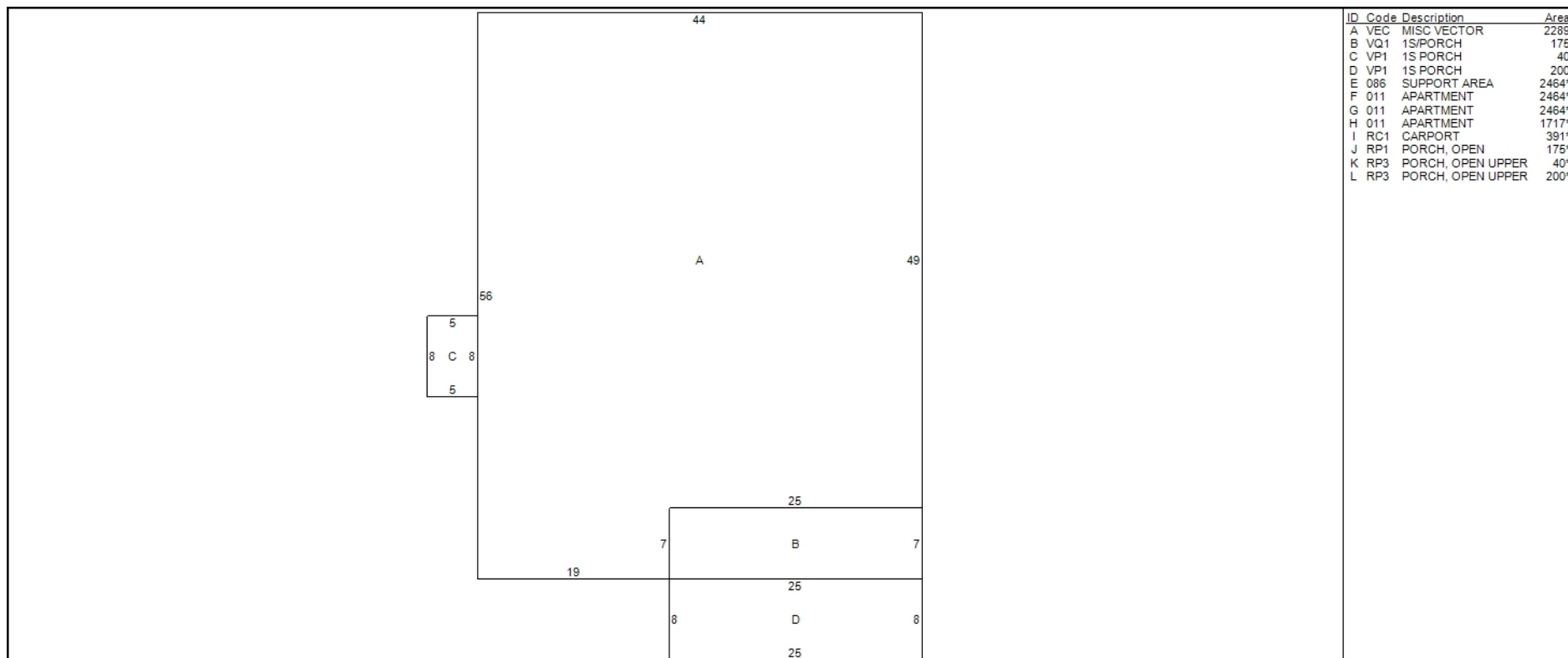
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Additional Property Photos



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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							0							
01	A	002 Apartments/Per Unit	4	6,645		135	72,495	5		0	68,870	40			27,548	27,548	41,322

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	1	1	10	1	12,300
2	011	Apartment	3	2	10	3	41,400

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	9,109
Replace, Cost New Less Depr	423,450
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	423,450
Value per SF	46.49

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	41,322
Capitalization Rate	0.077500
Sub total	533,187
Residual Land Value	
Final Income Value	533,187
Total Gross Rent Area	9,109
Total Gross Building Area	9,109