

Situs : 962 N MAIN ST

PARCEL ID: 099-102

Class: 013

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

VOLPE GABE
1028 N MONTELLO ST
BROCKTON MA 02301
36004/345 05/27/2008

GENERAL INFORMATION

Living Units	2
Neighborhood	452
Alternate ID	223 MAIN
Vol / Pg	36004/345
District	
Zoning	C5
Class	COMMERCIAL

Property Notes



099-102 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	15,150		151,960
Total Acres: .3478 Spot: Location:				

Assessment Information

		Appraised	Cost	Income	Prior
	Land	152,000	152,000	152,000	144,700
	Building	154,000	154,000	61,000	137,700
	Total	306,000	306,000	213,000	282,400
		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
04/30/04	PJS	Unoccupied	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/02/04	LA	0	BLDG Lgus	100
09/09/03	L	0	BLDG Legal Use	100
11/28/02	38074	10,000	BLDG Vinyl Side, Gut	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/27/08	90,000	Land + Bldg	Sale Of Multiple Parcels	36004/345		
05/25/07	301,750	Land + Bldg	Repossession	34581/174		
04/20/05	360,000	Land + Bldg	Sale Of Portion/Other Comm	30370/10		
04/29/04	270,000	Land + Bldg	Sale Of Portion/Other Comm	28075/240		

Inspection Witnessed By _____

Situs : 962 N MAIN ST

Parcel Id: 099-102

Class: 013

Card: 1 of 1

Printed: October 28, 2020

Building Information

Year Built/Eff Year 1857 /
Building # 1
Structure Type Residential 1 Family
Identical Units 1
Total Units 3
Grade C
Covered Parking
Uncovered Parking
DBA NO DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open		6	9			2								

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	1,254	142	Unfin Res Bsmt	9	None	Wood Frame/Joist/B	Normal	None	None	None	2	2
2	01	01	100	627	142	Dw g Conv-Office	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	02	100	940	106	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	01	01	100	627	142	Apartment	9	Frame	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	1,254	Unfin Res Bsmt		30	6,520
2	627	Dw g Conv-Office		45	30,710
3	940	Apartment		45	59,120
4	627	Apartment		45	45,280

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1970	1	9,000	1	9,000		3	3	12,350

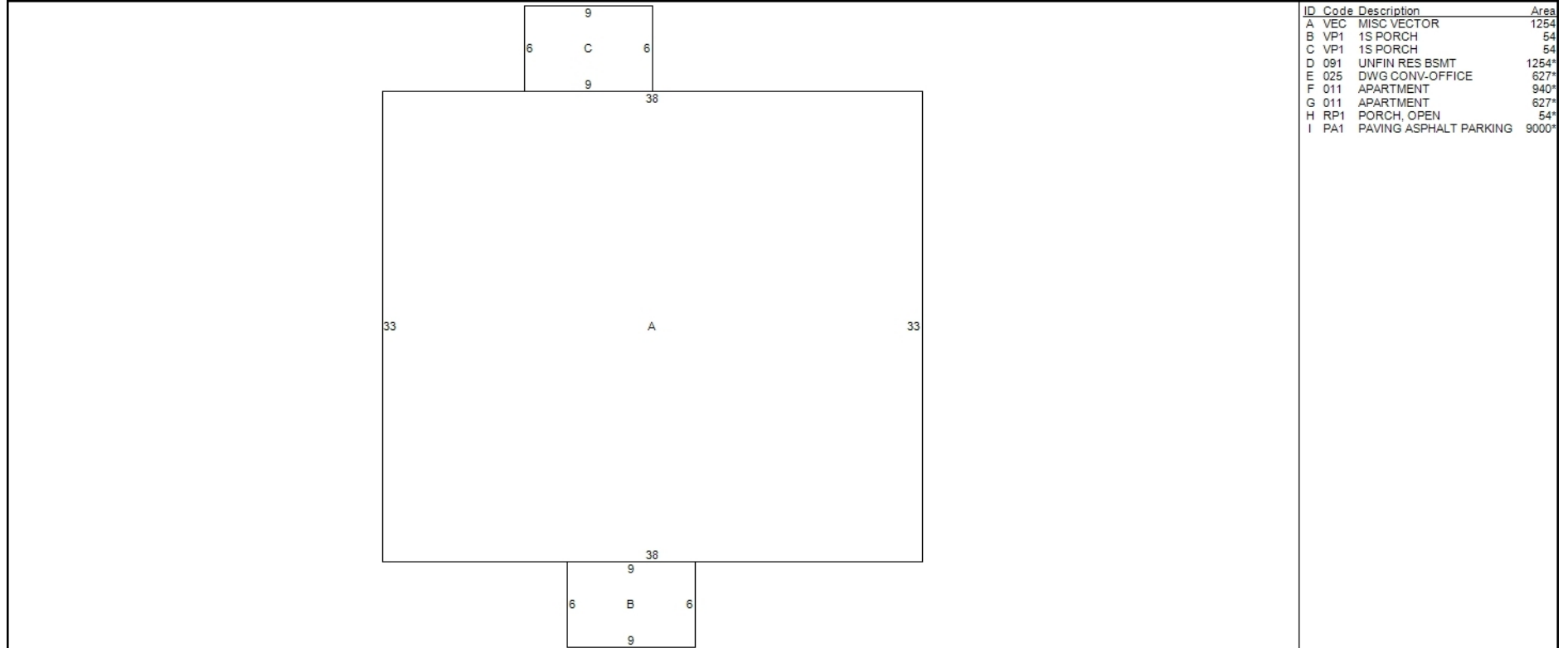
Situs : 962 N MAIN ST

Parcel Id: 099-102

Class: 013

Card: 1 of 1

Printed: October 28, 2020



Additional Property Photos



Situs : 962 N MAIN ST	Parcel Id: 099-102	Class: 013	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	------------	--------------	---------------------------

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	1,254						0							
01	A	002 Apartments/Per Unit	2	1,567			27,600	5		0	26,220	40			10,488	10,488	15,732
24	S	002 Converted & Multi Office	0	627	9.50		5,957	12.5		0	5,212	30			1,564	1,564	3,648

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	2	2	10	2	13,800	27,600		
								Total Gross Building Area	3,448
								Replace, Cost New Less Depr	141,630
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	141,630
								Value per SF	41.08

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
FOR SALE BRUEGGMAN REAL ESTATE		Total Net Income	19,380
		Capitalization Rate	0.091000
		Sub total	212,967
		Residual Land Value	
		Final Income Value	212,967
		Total Gross Rent Area	2,194
		Total Gross Building Area	3,448