

Situs : 976 N MAIN ST

PARCEL ID: 099-105

Class : 325

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

RADHE RAM REALTY LLC  
976 N MAIN ST  
BROCKTON MA 02301  
44282/286 05/02/2014

## GENERAL INFORMATION

Living Units  
Neighborhood 452  
Alternate ID 224 MAIN  
Vol / Pg 44282/286  
District  
Zoning C5  
Class COMMERCIAL

## Property Notes



099-105 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	27,610		214,750
Total Acres: .6338 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	214,800	214,800	214,800	204,500
Building	254,400	282,600	254,400	264,700
Total	469,200	497,400	469,200	469,200
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
06/29/18	CP	Field Review	Other
05/29/18	CP	Field Review	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/13/19	BP-19-784	39,850	EXTERIOR R/W/S	
08/08/16	65214	3,000	INT REMOD	100
09/10/03	40399	10,000	BLDG Exh Fire Hood	100
09/09/03	40379	14,000	BLDG Fascia & 2 Sign	100
09/20/02	37619	0	BLDG Insp Tenant Fit	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/02/14	600,000	Land + Bldg	Private Sale No Put On Market	44282/286		RADHE RAM REALTY LLC

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

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**Building Information**

Year Built/Eff Year 1981 /  
Building # 1  
Structure Type Retail Multi Occup  
Identical Units 1  
Total Units 3  
Grade C  
# Covered Parking  
# Uncovered Parking  
DBA NO MAIN  
PIZZA/PIN&NEEDLES

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Canopy Roof/Slab		8	80		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	01	01	100	2,400	140	Retail Store	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4
2	01	01	100	1,200	140	Restaurant	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4
3	01	01	100	1,200	140	Retail Store	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,400	Retail Store		60	103,570
2	1,200	Restaurant		60	95,160
3	1,200	Retail Store		60	57,750

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1981			1	19,000		3	3	26,080

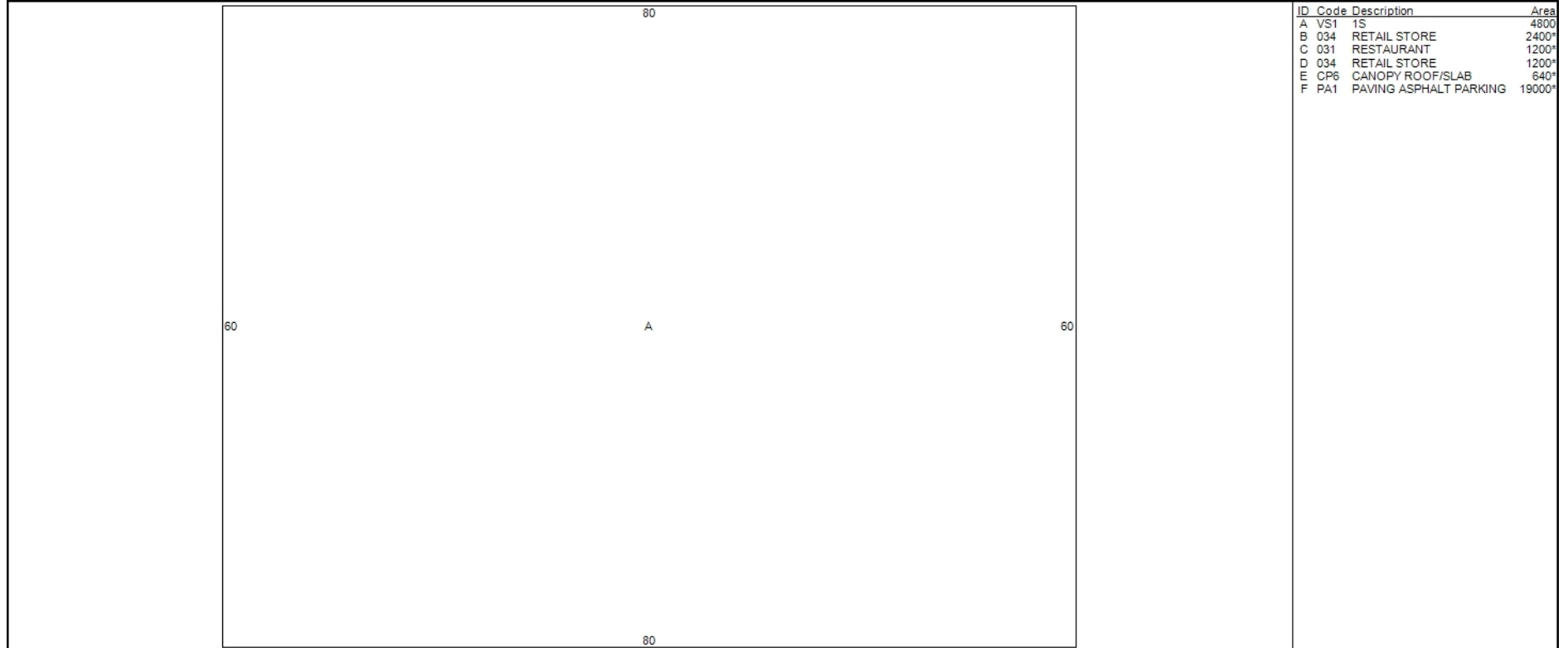
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**Additional Property Photos**



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**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Mod	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
03	S	002	General Retail Model	0	3,600	12.50	120	54,000	10		0	48,600	25			12,150	12,150	36,450
16	S	001	General Restaurant	0	1,200	15.00	120	21,600	15		0	18,360	20			3,672	3,672	14,688

**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	4,800
Replace, Cost New Less Depr	256,480
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	256,480
Value per SF	53.43

**Notes - Building 1 of 1**

SMART STOP CONVENIENCE

**Income Summary (Includes all Building on Parcel)**

Total Net Income	51,138
Capitalization Rate	0.109000
Sub total	469,156
Residual Land Value	
Final Income Value	469,156
Total Gross Rent Area	4,800
Total Gross Building Area	4,800