

Situs : 1130 N MAIN ST

PARCEL ID: 100-024

Class: 340

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

BV N MAIN LLC
1130 N MAIN ST
BROCKTON MA 02301
50955/231 03/29/2019

GENERAL INFORMATION

Living Units
Neighborhood 452
Alternate ID 237 MAIN
Vol / Pg 50955/231
District
Zoning C5
Class COMMERCIAL

Property Notes



100-024 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,554		118,710
Total Acres: .1964 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	118,700	118,700	118,700	113,100
Building	114,900	132,700	114,900	120,500
Total	233,600	251,400	233,600	233,600
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
09/25/08	PJS	Estimated For Misc Reason	Convert From Unvers

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/18/20	268	8,700	EXTERIOR R W S	
01/30/20	164	4,121	EXTERIOR R W S	
08/13/12	56965	0	BLDG Replace Sign	0
10/01/03	40552	2,400	BLDG Reroof Back Rf	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/29/19	195,000	Land + Bldg	Private Sale No Put On Market	50955/231	Quit Claim	BV N MAIN LLC
03/02/06		Land + Bldg	Transfer Of Convenience	32298/298		COLLAZO ISRAEL TRUSTEE
02/01/06	340,000	Land + Bldg	Valid Sale	32155/340		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1970 /
Building # 1
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units 3
Grade C
Covered Parking
Uncovered Parking
DBA COLLAZO
LAW/JM&D TECH C

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Enclosed Entry		4	24		1
1	Porch, Open		4	41		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	1,148	138	Offices	9	Frame	Wood Frame/Joist/B	Normal	Electric	Unit	Normal	3	3
2	02	02	100	1,312	146	Offices	9	Frame	Wood Frame/Joist/B	Normal	Electric	Unit	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,148	Offices		45	63,280
2	1,312	Offices		45	61,150

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1970	1	6,000	1	6,000		3 3	8,240

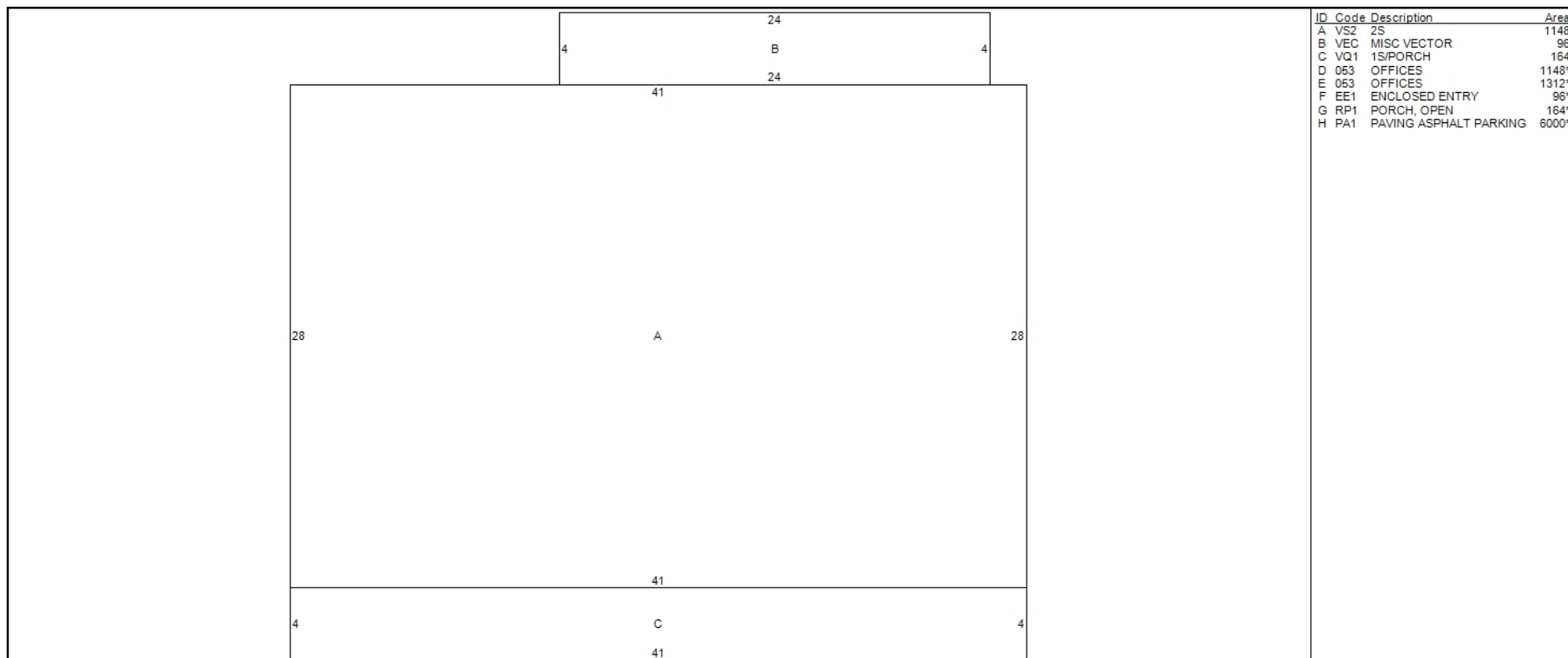
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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
04	S	002	Office Low Rise 1-3 Sto	0	2,460	14.00	130	44,772	12.5		0	39,176	35			13,712	13,712	25,464

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	2,460
								Replace, Cost New Less Depr	124,430
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	124,430
								Value per SF	50.58

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
EJ DANCE STUDIO		Total Net Income	25,464
		Capitalization Rate	0.109000
		Sub total	233,615
		Residual Land Value	
		Final Income Value	233,615
		Total Gross Rent Area	2,460
		Total Gross Building Area	2,460