

Situs : 963 N MAIN ST			PARCEL ID: 101-024			Class : 970			Card: 1 of 3			Printed: October 29, 2020											
CURRENT OWNER						GENERAL INFORMATION																	
BROCKTON HOUSING AUTHORITY 45 GODDARD RD BROCKTON MA 02301 21743 01/01/1800						Living Units 44 Neighborhood 452 Alternate ID 265 MAIN Vol / Pg 21743 District Zoning R2 Class EXEMPT																	
Property Notes																							
Land Information												Assessment Information											
Type		Size		Influence Factors		Influence %		Value				Appraised		Cost		Income		Prior					
Primary		AC		10.5210				2,385,410				Land 2,385,400		2,385,400		2,385,400		2,271,800					
												Building 3,334,400		3,334,400		2,960,500		3,001,000					
												Total 5,719,800		5,719,800		5,345,900		5,272,800					
Total Acres: 10.521 Spot:												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												Permit Information											
Date		ID		Entry Code		Source						Date Issued		Number		Price		Purpose		% Complete			
01/17/17		HP		Field Review		Other						03/10/16		64217		62,000		INS		100			
11/03/14		JOD		Unimproved		Other						03/03/16		64186		287,800		INT REMOD		14 Kitchens And Bathrooms 100			
												03/03/16		64185		287,800		INT REMOD		14 Kitchens And Bathrooms 100			
												03/03/16		64184		287,800		INT REMOD		14 Kitchens And Bathrooms 100			
												04/17/14		B59770		28,300		BLDG		Duct Work 100			
Sales/Ownership History																							
Transfer Date		Price		Type		Validity		Deed Reference		Deed Type		Grantee											
								21743															

**Situs : 963 N MAIN ST**

Parcel Id: 101-024

**Class: 970**

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Building Information		
Year Built/Eff Year	1953 /	
Building #	1	
Structure Type	Apartments - Garde	
Identical Units	5	
Total Units	4	
Grade	C+	
# Covered Parking		
# Uncovered Parking		
DBA	PUBLIC HOUSING	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open			5	8		3								
2	Porch, Open			4	6		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	1,860	242	Multi Use Storage	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,860	242	Apartment	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	1,860	242	Apartment	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,860	Multi Use Storage	45		22,310
2	1,860	Apartment	45		144,050
3	1,860	Apartment	45		136,440

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1953	1	1,000	1	1,000		3 3	1,530
2	Det Garage	1953	1	480	1	480		3 3	7,290

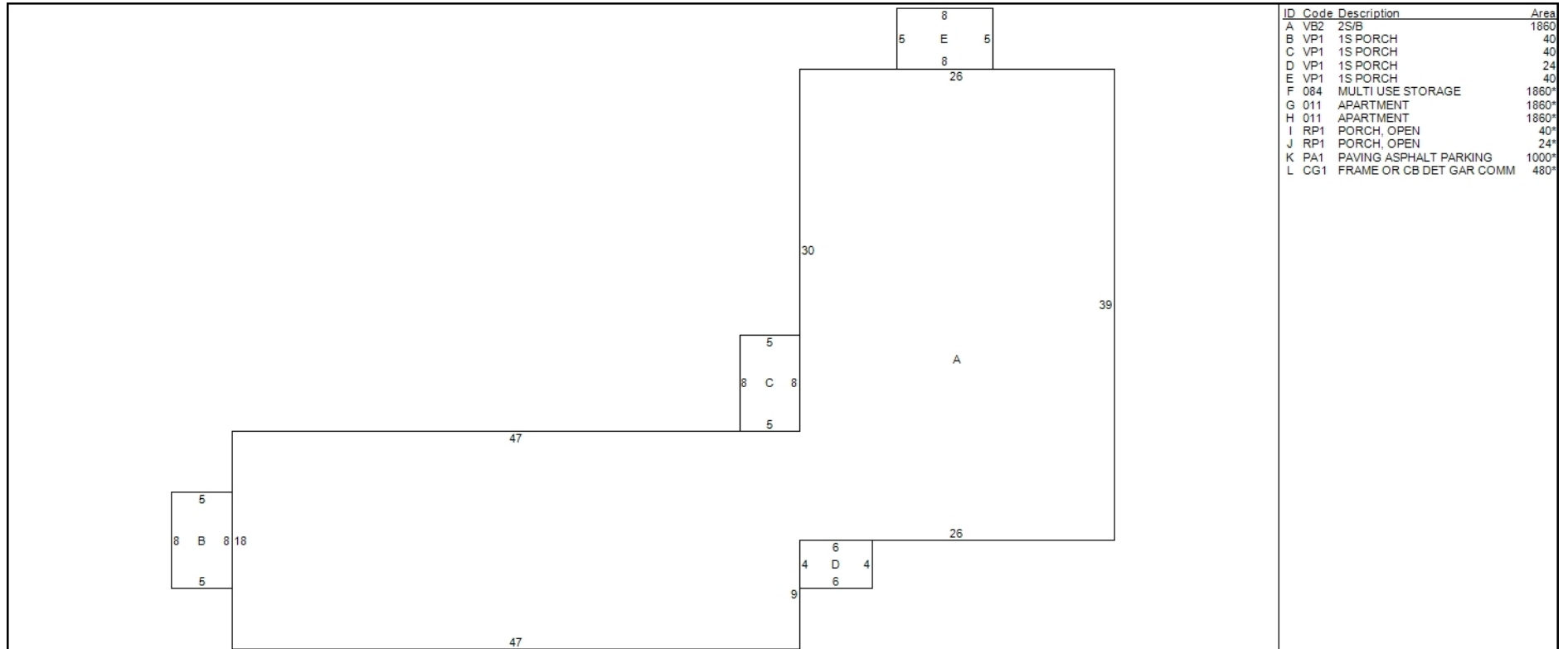
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**Additional Property Photos**



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Printed: October 29, 2020

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

Use Mod Grp 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
01	A	002 Apartments/Per Unit	44	41,174			686,400	5		0	652,080	40			260,832	260,832	391,248
05	S	001 Muse Strg/Hvy Man/Mi	0	20,587	2.00		41,174	20		0	32,939	30			9,882	9,882	23,057

**Apartment Detail - Building 1 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	4	3	10	20	15,600	312,000

**Building Cost Detail - Building 1 of 3**

Total Gross Building Area	27,900
Replace, Cost New Less Depr	302,800
Percent Complete	100
Number of Identical Units	5
Economic Condition Factor	
Final Building Value	1,514,000
Value per SF	54.27

**Notes - Building 1 of 3**

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

Total Net Income	414,305
Capitalization Rate	0.077500
Sub total	5,345,871
Residual Land Value	
Final Income Value	5,345,871
Total Gross Rent Area	61,761
Total Gross Building Area	61,761

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PARCEL ID: 101-024

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## CURRENT OWNER

BROCKTON HOUSING AUTHORITY  
45 GODDARD RD  
BROCKTON MA 02301  
21743 01/01/1800

## GENERAL INFORMATION

Living Units 44  
Neighborhood 452  
Alternate ID 265 MAIN  
Vol / Pg 21743  
District  
Zoning R2  
Class EXEMPT

## Property Notes



## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 10.5210			2,385,410
Total Acres: 10.521 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	2,385,400	2,385,400	2,385,400	2,271,800
Building	3,334,400	3,334,400	2,960,500	3,001,000
Total	5,719,800	5,719,800	5,345,900	5,272,800
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
01/17/17	HP	Field Review	Other
11/03/14	JOD	Unimproved	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/10/16	64217	62,000	INS	100
03/03/16	64186	287,800	INT REMOD 14 Kitchens And Bathrooms	100
03/03/16	64185	287,800	INT REMOD 14 Kitchens And Bathrooms	100
03/03/16	64184	287,800	INT REMOD 14 Kitchens And Bathrooms	100
04/17/14	B59770	28,300	BLDG Duct Work	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
21743						

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

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Parcel Id: 101-024

**Class: 970**

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Building Information	
Year Built/Eff Year	1953 /
Building #	1
Structure Type	Apartments - Garde
Identical Units	1
Total Units	6
Grade	C+
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open		6	8			3								
2	Porch, Open		4	6			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	2,908	336	Multi Use Storage	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	2,908	336	Apartment	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	2,908	336	Apartment	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,908	Multi Use Storage	45		34,880
2	2,908	Apartment	45		219,950
3	2,908	Apartment	45		209,140

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1953	1	1,500	1	1,500		3 3	2,290

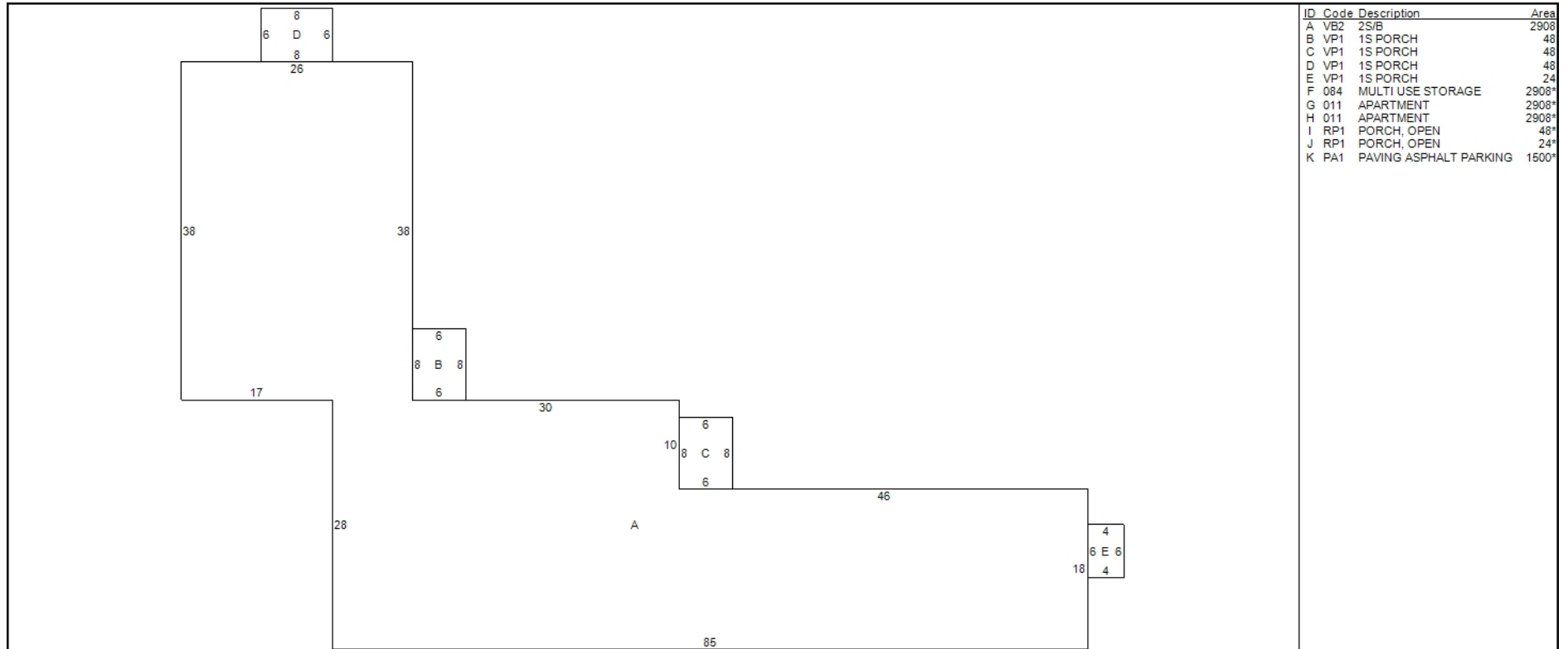
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**Additional Property Photos**



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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
01	A	002 Apartments/Per Unit	44	41,174			686,400	5		0	652,080	40			260,832	260,832	391,248
05	S	001 Muse Strg/Hvy Man/Mi	0	20,587	2.00		41,174	20		0	32,939	30			9,882	9,882	23,057

**Apartment Detail - Building 2 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	3	10	6	15,600	93,600

**Building Cost Detail - Building 2 of 3**

Total Gross Building Area	8,724
Replace, Cost New Less Depr	463,970
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	463,970
Value per SF	53.18

**Notes - Building 2 of 3**

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

Total Net Income	414,305
Capitalization Rate	0.077500
Sub total	5,345,871
Residual Land Value	
Final Income Value	5,345,871
Total Gross Rent Area	61,761
Total Gross Building Area	61,761



<b>Situs : 963 N MAIN ST</b>	<b>PARCEL ID: 101-024</b>	<b>Class : 970</b>	Card: 3 of 3	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
BROCKTON HOUSING AUTHORITY 45 GODDARD RD BROCKTON MA 02301 21743 01/01/1800	Living Units 44 Neighborhood 452 Alternate ID 265 MAIN Vol / Pg 21743 District Zoning R2 Class EXEMPT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 10.5210			2,385,410
Total Acres: 10.521 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
<b>Land</b>	2,385,400	2,385,400	2,385,400	2,271,800
<b>Building</b>	3,334,400	3,334,400	2,960,500	3,001,000
<b>Total</b>	5,719,800	5,719,800	5,345,900	5,272,800
<b>Manual Override Reason</b>				
<b>Base Date of Value</b> 1/1/2020				
<b>Effective Date of Value</b> 1/1/2020				
<b>Value Flag</b> COST APPROACH				
<b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
01/17/17	HP	Field Review	Other
11/03/14	JOD	Unimproved	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/10/16	64217	62,000	INS	100
03/03/16	64186	287,800	INT REMOD 14 Kitchens And Bathrooms	100
03/03/16	64185	287,800	INT REMOD 14 Kitchens And Bathrooms	100
03/03/16	64184	287,800	INT REMOD 14 Kitchens And Bathrooms	100
04/17/14	B59770	28,300	BLDG Duct Work	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
21743						

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

**Situs : 963 N MAIN ST**

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Building Information	
Year Built/Eff Year	1953 /
Building #	1
Structure Type	Apartments - Garde
Identical Units	3
Total Units	6
Grade	C+
# Covered Parking	
# Uncovered Parking	
DBA	

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	2,793	328	Multi Use Storage	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	2,793	328	Apartment	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	2,793	328	Apartment	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,793	Multi Use Storage	45		33,500
2	2,793	Apartment	45		212,810
3	2,793	Apartment	45		201,380

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1953	1	1,500	1	1,500		3	3	2,290

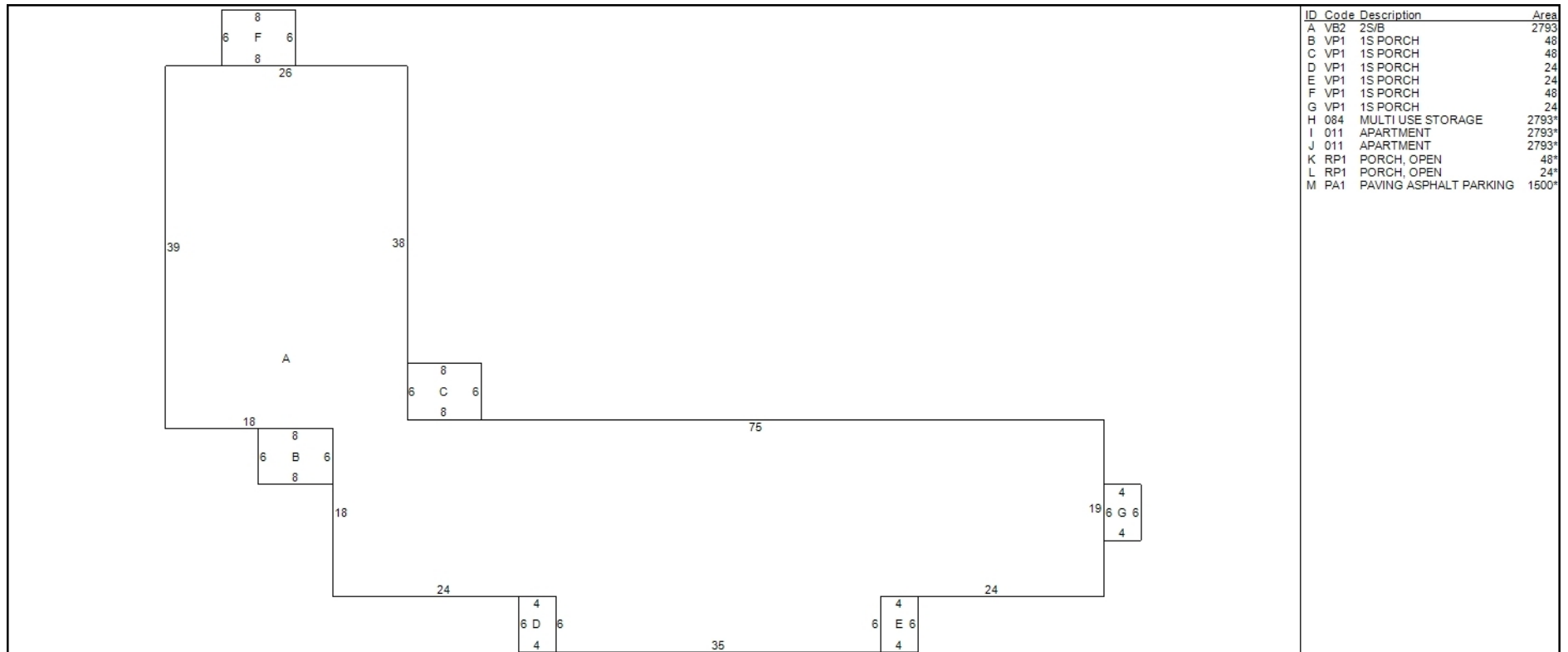
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**Additional Property Photos**



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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
01	A	002 Apartments/Per Unit	44	41,174			686,400	5		0	652,080	40			260,832	260,832	391,248
05	S	001 Muse Strg/Hvy Man/Mi	0	20,587	2.00		41,174	20		0	32,939	30			9,882	9,882	23,057

**Apartment Detail - Building 3 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	3	10	18	15,600	280,800

**Building Cost Detail - Building 3 of 3**

Total Gross Building Area	25,137
Replace, Cost New Less Depr	447,690
Percent Complete	100
Number of Identical Units	3
Economic Condition Factor	
Final Building Value	1,343,070
Value per SF	53.43

**Notes - Building 3 of 3**

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

Total Net Income	414,305
Capitalization Rate	0.077500
Sub total	5,345,871
Residual Land Value	
Final Income Value	5,345,871
Total Gross Rent Area	61,761
Total Gross Building Area	61,761