

			Land Information								
Туре		Size	Influence Factors	Influence %	Value		A	Appraised	Cost	Income	Prior
Primary	AC	10.5210			2,385,410	Land Building Total		2,385,400 3,334,400 5,719,800	2,385,400 3,334,400 5,719,800	2,385,400 2,960,500 5,345,900	2,271,800 3,001,000 5,272,800
Total Acres: 10.521 Spot:			Location:			Value Flag Gross Building:	COST APPROACH	Ba	Override Reason ase Date of Value ive Date of Value		

		Entrance Info	rmation		rmation				
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

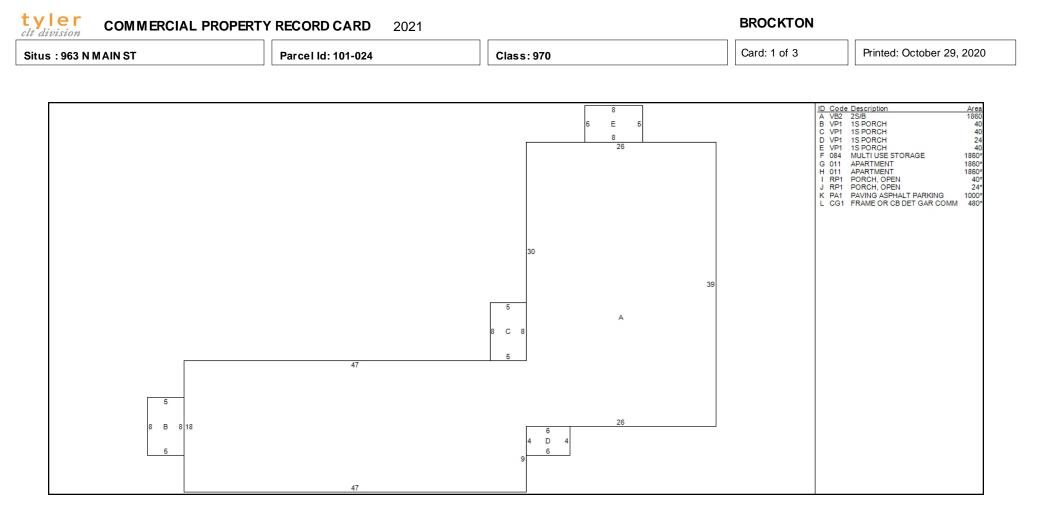
		Sales	/Ownership History		
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee	
			21743		



Situs: 963 N MAIN ST	Parcel Id: 101-024			Class	: 970		Card: 1 of 3	Printed: October 29, 2020
Building Information					Building Ot	her Features		
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	Line Type 2 Porch, Open 2 Porch, Open	+/-	<u>Meas1 N</u> 5 4	<u>1eas2 #S</u> 8 6	tops Ident Units 3 1	Line Type	+/- Meas1	Meas2 # Stops Ident Units

	Interior/Exterior Information														
Line	Level Fro	m - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing I	Physical	Functional
1	B1	B1	100	1,860	242	Multi Use Storage	e 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 Sto	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

	Interior/Ex	terior Valuation Detail		Outbuilding Data								
ine	Area Use Type	% Good % Complete	Use Value/RCNLD	Line Type	Yr Blt Meas1	Meas2	Qty	Area	Grade Phy Fun			
1	1,860 Multi Use Storage	45	22,310	1 Asph Pav	1953 1	1,000	1	1,000	3 3			
2	1,860 Apartment	45	144,050	2 Det Garage	1953 1	480	1	480	3 3			
3	1,860 Apartment	45	136,440									



Addtional Property Photos



tyle		ROPE	RTY REC	ORD CAF	RD 20	21						BROC	KTON			
Situs : 96	itus:963 N MAIN ST			Parcel Id: 101-024				Class: 970				Card: 1 of 3		Printe	Printed: October 29, 2020	
					Inc	ome Detail	(Include:	s all Bui	ldings on Pa	arcel)						
	Inc Model ModDescription	Units	NetArea	Incom e Rate	Econ Adjust	Potential Gross Income		Vac Adj	Additional Income		Expense Model %	-	Expense Adj		Total Expenses	
01 A 05 S	002 Apartments/Per Unit 001 Muse Strg/Hvy Man/M	44 1i 0	41,174 20,587	2.00		686,400 41,174	5 20		0 0	652,080 32,939				260,832 9,882	260,832 9,882	,

		Ар	artmentl	Detail - Bu	uilding 1 c	of 3		Building Cost Detail - Building 1 of 3	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	4	3	١٥	20	15,600	312,000	Total Gross Building Area	27,900
								Percent Complete Number of Identical Units Economic Condition Factor	302,800 100 5 514,000
								Value per SF	54.27

Notes - Building 1 of 3	Income Summary (Includes all Build	ling on Parcel)
	Total Net Incom e Capitalization Rate Sub total Residual Land Value	414.305 0.077500 5,345,871
	Final Income Value	5,345,871
	Total Gross Rent Area Total Gross Building Area	61,761 61,761



COMMERCIAL PROPERTY RECORD CARD 2021

		Land Information								
	Size	Influence Factors	Influence %	Value		A	Appraised	Cost	Income	Prior
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
							Manual	Override Reason		
							Ba	se Date of Value	1/1/2020	
1		Location:					Effect	ive Date of Value	1/1/2020	
	AC 1	AC 10.5210	Size Influence Factors AC 10.5210	Size Influence Factors Influence % AC 10.5210	Size Influence Factors Influence % Value AC 10.5210 2,385,410	Size Influence Factors Influence % Value AC 10.5210 2,385,410 Land Building Total Value Flag Value Flag	Size Influence Factors Influence % Value AC 10.5210 2,385,410 Land Building Total 1 Value Flag COST APPROACH	Size Influence Factors Influence % Value Appraised AC 10.5210 2,385,410 2,385,410 2,385,400 Building 3,334,400 3,334,400 5,719,800 Total 5,719,800 Barnual Barnual Value Flag COST APPROACH Effect Gross Building: COST APPROACH Effect	Size Influence Factors Influence % Value AC 10.5210 2,385,410 2,385,410 2,385,400 2,385,400 2,385,400 2,385,400 3,334,400 3,334,400 3,334,400 3,334,400 5,719,800 5,719,800 5,719,800 5,719,800 Manual Override Reason Base Date of Value Base Date of Value Base Date of Value Effective Date of Value Base Date of V	SizeInfluence FactorsInfluence %ValueAC10.52102,385,4102,385,4002,385,4002,385,4002,385,4002,385,4002,385,4002,385,4002,385,4002,385,4002,960,5002,960,5002,960,5005,719,8005,719,8005,719,8005,719,8005,345,9005,345,9005,345,9001/1/2020<

		Entrance Info	ormation				Permit Info	rmation	
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

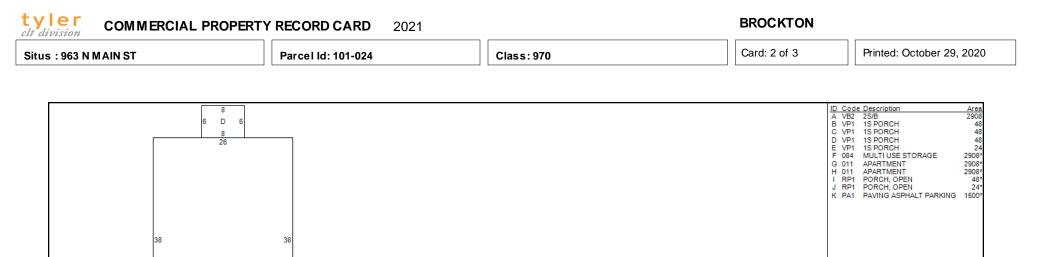
		Sales	Ownership History		
Transfer Date	Price Type	Validity	Deed Reference Deed Type 21743	Grantee	



Situs: 963 N MAIN ST	Parcel Id: 101-024			Class	s:970		Card: 2 of 3	Printed: October 29, 2020
Building Information					Building Ot	her Features		
Year Built/Eff Year 1953 / Building # 1 Structure Type Apartments - Garde Identical Units 1 Total Units 6 Grade C+ # Covered Parking BBA	Line Type 2 Porch, Open 2 Porch, Open	+/-	<u>Meas1 N</u> 6 4	<u>1eas2 #</u> 9 8 6	Stops Ident Units 3 1	Line Type	+/- Meas1	Meas2 # Stops Ident Units

							Inter	ior/Exterior	Information						
Line	Level Fr	om - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing I	Physical	Functional
1	B1	B1	100	2,908	336	Multi Use Storage	e 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/Exte	rior Valuation	Detail						Outbuildin	g Data				
ine	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade I	Phy Fun	Value
1	2,908	Multi Use Storage	45		34,880	1	Asph Pav	1953	1	1,500	1	1,500		3 3	2,290
2	2,908	Apartment	45		219,950										
3	2,908	Apartment	45		209,140										



Addtional Property Photos

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I AIN ST		Parc	el ld: 101-0)24		Cla	ss:970				Card: 2	of 3	Printed	d: October 29	, 2020
				Inco	ome Detail (Includes	s all Bu	ildings on Pa	rcel)						
	Units	NetArea	Incom e Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Gross	Model %	•	Expense Adj		Total Expenses	Net Operating Income
Apartments/Per Unit	44	41,174			686,400	5		0	652,080	40			260,832	260,832	391,248
Muse Strg/Hvy Man/M	li O	20,587	2.00		41,174	20		0	32,939	30			9,882	9,882	23,057
	Model dDescription	ModelUnitsdDescription44	Model Units Net Area dDescription	ModelUnitsNet AreaIncomedDescriptionRate: Apartments/Per Unit4441,174	Model Units Net Area Income Econ dDescription Rate Adjust a Apartments/Per Unit 44 41,174	Income Detail (Model Units Net Area Income Econ Potential dDescription Rate Adjust Gross Income Apartments/Per Unit 44 41,174 686,400	Income Detail (Includes Model Units Net Area Income Econ Potential Vac dDescription Rate Adjust Gross Model income Income Income State Apartments/Per Unit 44 41,174 686,400 5	Income Detail (Includes all Bu Model Units Net Area Income Econ Potential Vac Vac dDescription Rate Adjust Gross Model Adj Income Apartments/Per Unit 44 41,174 686,400 5	Income Detail (Includes all Buildings on Pa Model Units Net Area Income Econ Potential Vac Vac Additional dDescription Rate Adjust Gross Model Adj Income addescription Rate Adjust Gross Model Adj Income addescription Adjust Gross Model Adj Income adjust Gross Model Adj Income Income adjust Gross Gross Model Adjust Income Income adjust Gross Gross Model Adjust Income Income adjust Gross Gross Model Adjust Income Income <t< td=""><td>Income Detail (Includes all Buildings on Parcel) Model dDescription Units Net Area Rate Income Adjust Potential Gross Vac Model Adj Vac Income Additional Gross Income Effective Gross Income Apartments/Per Unit 44 41,174 686,400 5 0 652,080</td><td>Income Detail (Includes all Buildings on Parcel) Model Units Net Area Income Potential Vac Vac Additional Effective Expense dDescription Rate Adjust Gross Model Adj Income Gross Model % addescription Rate Adjust Gross Model Adj Income Income adjust Apartments/Per Unit 44 41,174 686,400 5 0 652,080 40</td><td>Million Function Function Endest of the second secon</td><td>Million Function Function</td><td>Minton Income Detail (Includes all Buildings on Parcel) Model Units Net Area Income Econ Potential Vac Vac Additional Effective Expense Expense Expense Other dDescription Rate Adjust Gross Model Adj Income Gross Model % Adj % Adj Expenses Other adpescription Rate Adjust Gross Model Adj Income Income Income Income Income Income 260,832 adpartments/Per Unit 44 41,174 686,400 5 0 652,080 40 260,832</td><td>Million Full of Million 101 024 Class. 510 Income Detail (Includes all Buildings on Parcel) Income Detail (Includes all Buildings on Parcel) Model dDescription Units Net Area Income Econ Potential Vac Vac Additional Effective Expense Expense Other Total dDescription Rate Adjust Gross Model Adj Income Gross Model % Adj % Adj Expenses Expenses</td></t<>	Income Detail (Includes all Buildings on Parcel) Model dDescription Units Net Area Rate Income Adjust Potential Gross Vac Model Adj Vac Income Additional Gross Income Effective Gross Income Apartments/Per Unit 44 41,174 686,400 5 0 652,080	Income Detail (Includes all Buildings on Parcel) Model Units Net Area Income Potential Vac Vac Additional Effective Expense dDescription Rate Adjust Gross Model Adj Income Gross Model % addescription Rate Adjust Gross Model Adj Income Income adjust Apartments/Per Unit 44 41,174 686,400 5 0 652,080 40	Million Function Function Endest of the second secon	Million Function Function	Minton Income Detail (Includes all Buildings on Parcel) Model Units Net Area Income Econ Potential Vac Vac Additional Effective Expense Expense Expense Other dDescription Rate Adjust Gross Model Adj Income Gross Model % Adj % Adj Expenses Other adpescription Rate Adjust Gross Model Adj Income Income Income Income Income Income 260,832 adpartments/Per Unit 44 41,174 686,400 5 0 652,080 40 260,832	Million Full of Million 101 024 Class. 510 Income Detail (Includes all Buildings on Parcel) Income Detail (Includes all Buildings on Parcel) Model dDescription Units Net Area Income Econ Potential Vac Vac Additional Effective Expense Expense Other Total dDescription Rate Adjust Gross Model Adj Income Gross Model % Adj % Adj Expenses Expenses

	Apartment Detail - Building 2 of 3								uilding Cost Detail - Buildin	ig 2 of 3
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income			
1	011 Apartment	6	3	١٥	6	15,600	93,600	То	tal Gross Building Area	8,724
								NI.	e, Cost New Less Depr Percent Complete Imber of Identical Units nomic Condition Factor Final Building Value	463,970 100 1 463,970
									Value per SF	53.18

Notes - Building 2 of 3	Income Summary (Includes all Build	ling on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	414,305 0.077500 5,345,871
	Final Income Value	5,345,871
	Total Gross Rent Area	61,761
	Total Gross Building Area	61,761



COMMERCIAL PROPERTY RECORD CARD 2021

Situs: 963 N MAIN ST	PARCEL ID: 101-024	Class: 970	Card: 3 of 3	Printed: October 29, 2020
CURRENT OWNER	GENERAL INFORMATION		a distance	
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 N	otes		A V Y	
			V	

			Land Information				Asse	ssment Inf	ormation		
Туре		Size	Influence Factors	Influence %	Value		А	ppraised	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
						Value Flag	COST APPROACH	B	Override Reason ase Date of Value tive Date of Value	1/1/2020	
Total Acres: 10.52 Spot:	1		Location:			Gross Building:		2100			

		Entrance Info	ormation		mation				
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

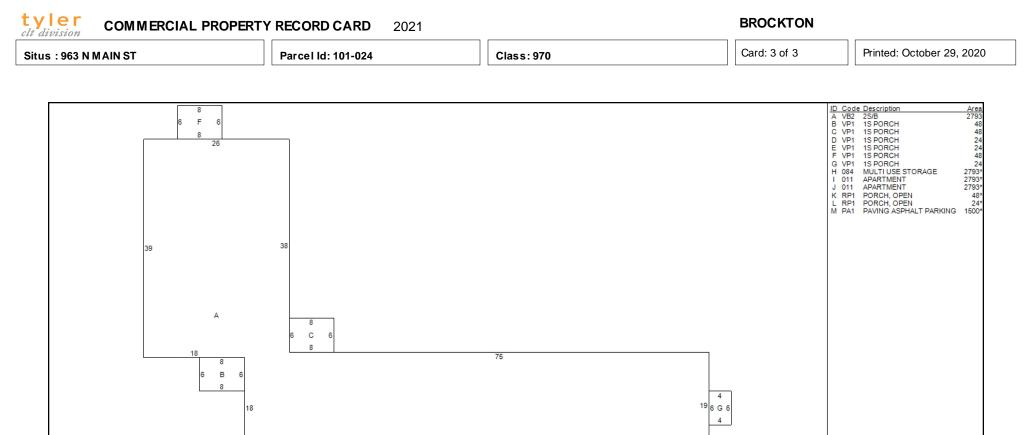
	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee						
			21743							



Situs: 963 N MAIN ST	Parcel Id: 101-024			Class	: 970	Card: 3 of 3	Printed: October 29, 2020
Building Information					Building Other Features		
Year Built/Eff Year 1953 / Building # 1 Structure Type Apartments - Garde Identical Units 3 Total Units 6 Grade C+ # Covered Parking # Uncovered Parking DBA	Line Type 2 Porch, Open 2 Porch, Open	+/-	<u>Meas1 M</u> 6 4	<u>Meas2 #S</u> 8 6	<u>tops Ident Units</u> <u>Line Type</u> 3 3	 +/- Meas1	Meas2 # Stops Ident Units

	Interior/Exterior Information														
Line	Level Fro	m - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing I	Physical	Functional
1	B1	B1	100	2,793	328	Multi Use Storage	e 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 Sto	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

	Interior/E	terior Valuation Detail			Outbuilding Data								
Line	Area Use Type	% Good % Complete	Use Value/RCNLD	Line Type	Yr Blt Meas1	Meas2	Qty	Area	Grade Phy Fun	Value			
1	2,793 Multi Use Storage	45	33,500	1 Asph Pav	1953 1	1,500	1	1,500	3 3	2,290			
2	2,793 Apartment	45	212,810										
3	2,793 Apartment	45	201,380										



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Addtional Property Photos

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tyler COMMERCIAL PROPERTY RECORD CARD 2021								BROCKTON								
Situs: 963 N MAIN ST			Parc	Parcel Id: 101-024					Class: 970					Printe	Printed: October 29, 2020	
	Income Detail (Includes all Buildings on Parcel)															
	Inc Model ModDescription	Units	Net Area	Incom e Rate	Econ Adjust	Potential Gross Income		Vac Adj	Additional Income		Expense Model %	•	Expense Adj		Total Expenses	
01 A 05 S	002 Apartments/Per Unit 001 Muse Strg/Hvy Man/M	44 ⁄li 0	41,174 20,587	2.00		686,400 41,174	5 20		0 0	652,080 32,939				260,832 9,882	260,832 9,882	,

		Building Cost Detail - Building 3 of 3							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	6	3	١٥	18	15,600	280,800	Total Gross Building Area25	,137
								Replace, Cost New Less Depr447Percent CompleteNumber of Identical UnitsEconomic Condition FactorFinal Building Value1,343	7,690 100 3 8,070
								Value per SF 5	53.43

Notes - Building 3 of 3	Income Summary (Includes all Build	ling on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	414,305 0.077500 5,345,871
	Final Income Value	5,345,871
	Total Gross Rent Area Total Gross Building Area	61,761 61,761