

Situs : 951 N MAIN ST

PARCEL ID: 101-026

Class: 342

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

COYNE JOHN F IV
MARY P COYNE TRUSTEE
951 N MAIN ST
BROCKTON MA 02301
23798/84 12/27/2002

GENERAL INFORMATION

Living Units
Neighborhood 452
Alternate ID 266-1 MAIN
Vol / Pg 23798/84
District
Zoning C5
Class COMMERCIAL

Property Notes



101-026 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	12,119		136,680
Total Acres: .2782 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	136,700	136,700	136,700	130,200
Building	243,100	235,800	243,100	244,900
Total	379,800	372,500	379,800	375,100
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
12/20/19	2375	40,000	EXTERIOR R W S	
05/02/13	S58085	0	BLDG Panel Sign	100
11/28/12	B57525	10,000	BLDG Handi Cap Ramp	100
12/16/05	45666	6,500	BLDG Hc-Restrm,Inter	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/27/02	295,000	Land + Bldg	Valid Sale	23798/84		COYNE JOHN F IV
12/07/01		Land + Bldg	Transfer Of Convenience	21075/225		

Inspection Witnessed By _____

Situs : 951 N MAIN ST

Parcel Id: 101-026

Class: 342

Card: 1 of 1

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1960 /
Building # 1
Structure Type Medical Office Bldg
Identical Units 1
Total Units 1
Grade C-
Covered Parking
Uncovered Parking
DBA JOHN F COYNE
DDM

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Enclosed		5	6		1
2	Porch, Open		5	10		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	2,324	222	Multi-Use Office	8	None	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3
2	01	01	100	2,324	222	Medical Center	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,324	Multi-Use Office		45	81,590
2	2,324	Medical Center		50	148,670

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1960	1	4,000	1	4,000		3 3	5,490

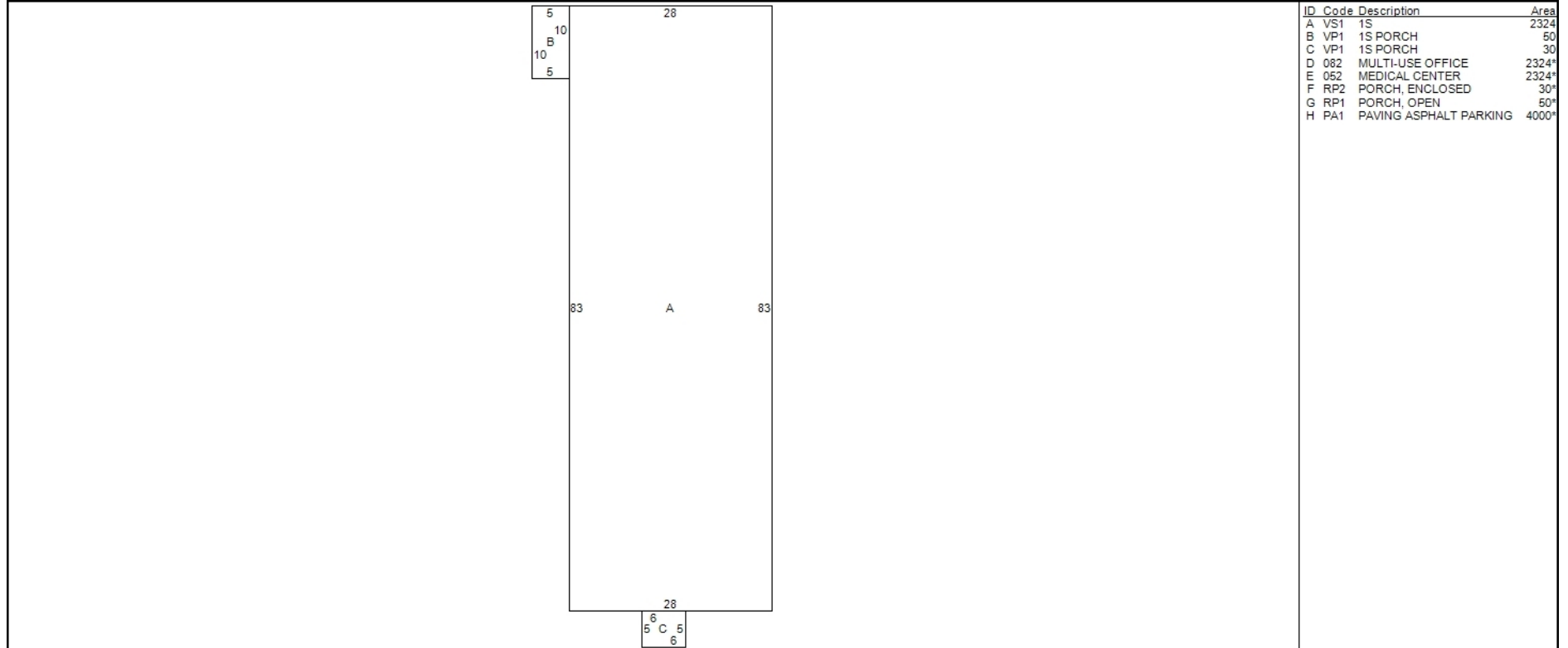
Situs : 951 N MAIN ST

Parcel Id: 101-026

Class: 342

Card: 1 of 1

Printed: October 29, 2020



Additional Property Photos



Situs : 951 N MAIN ST	Parcel Id: 101-026	Class: 342	Card: 1 of 1	Printed: October 29, 2020
-----------------------	--------------------	------------	--------------	---------------------------

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
10	S	001	Medical Office	0	2,324	16.00	95	35,325	5		0	33,559	20			6,712	6,712	26,847
24	S	002	Converted & Multi Office	0	2,324	9.50	95	20,974	12.5		0	18,352	30			5,506	5,506	12,846

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	4,648
								Replace, Cost New Less Depr	230,260
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	230,260
								Value per SF	49.54

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
SOUTHEASTERN ORAL SURGEON		Total Net Income	39,693
		Capitalization Rate	0.104500
		Sub total	379,837
		Residual Land Value	
		Final Income Value	379,837
		Total Gross Rent Area	4,648
		Total Gross Building Area	4,648