

Situs : 40 CLIFFORD AV	PARCEL ID: 101-032	Class : 970	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
BROCKTON HOUSING AUTHORITY 45 GODDARD RD BROCKTON MA 02301 02164/00405	Living Units 6 Neighborhood 463 Alternate ID 4 Vol / Pg 02164/00405 District Zoning R2 Class EXEMPT

Property Notes

 <p>101-032 03/16/2020</p>

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	35,709		255,570
Total Acres: .8198 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	255,600	255,600	255,600	243,400
Building	445,200	445,200	446,700	400,700
Total	700,800	700,800	702,300	644,100
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

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
04/17/14	B59769	28,300	BLDG	Duct Work	100
03/27/14	B59645	0	BLDG	Redo Kit/Baths	100
03/26/14	B59641	0	BLDG	Kit/Baths Redo	100
03/26/14	B59644	0	BLDG	Redo Kits+Baths	100
03/26/14	B59643	0	BLDG	Kit/Baths Redo	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
2164/405						

Inspection Witnessed By _____

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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
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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	208,740
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	1,007	1	1,007		3 3	1,540



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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
01	A	001	Apartments/Per Unit	6	5,586			90,000	5		0	85,500	40			34,200	34,200	51,300
05	S	001	Muse Strg/Hvy Man/Mi	0	2,793	2.00		5,586	20		0	4,469	30			1,341	1,341	3,128

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	6	3	10	6	15,000	90,000		
								Total Gross Building Area	8,379
								Replace, Cost New Less Depr	443,620
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	443,620
								Value per SF	52.94

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	54,428
		Capitalization Rate	0.077500
		Sub total	702,297
		Residual Land Value	
		Final Income Value	702,297
		Total Gross Rent Area	8,379
		Total Gross Building Area	8,379