

Situs : 17 NEWTON AV

PARCEL ID: 101-069

Class : 390

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

ARCP SS BROCKTON MA LLC
11995 EL CAMINO REAL ATTN: PM DEPT #7289
SAN DIEGO CA 92130-2539
LC/122231 08/05/2015

GENERAL INFORMATION

Living Units	
Neighborhood	475
Alternate ID	23
Vol / Pg	LC/122231
District	
Zoning	C8
Class	COMMERCIAL

Property Notes

W/ LOT 101-73

Land Information

Type		Size	Influence Factors	Influence %	Value
Secondary	SF	8,400			51,160
<div> <div>Total Acres: .1928</div> <div>Spot:</div> <div>Location:</div> </div>					

Assessment Information

		Appraised	Cost	Income	Prior
	Land	51,200	51,200	0	48,700
	Building	0	0	0	0
	Total	51,200	51,200	0	48,700
	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
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/22/02	37433	0	BLDG Demo Plus Found	100
08/14/02	37381	1,000	BLDG Rem Vinyl Sidin	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/05/15	18,742,543	Land + Bldg	Sale Of Multiple Parcels	LC/122231		ARCP SS BROCKTON MA LLC
08/13/02	272,500	Land + Bldg	Outlier-Written Desc Needed	LC/101805		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year /
Building #
Structure Type
Identical Units
Total Units
Grade
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
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Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description		Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
							Income				Income						Income

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			
								Replace, Cost New Less Depr			
								Percent Complete			
								Number of Identical Units			
								Economic Condition Factor			
								Final Building Value			
								Value per SF			

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)			
								Total Net Income			
								Capitalization Rate			
								Sub total			
								Residual Land Value			
								Final Income Value			
								Total Gross Rent Area			
								Total Gross Building Area			