

Situs : 1140 N MONTELLO ST		PARCEL ID: 101-319		Class: 337		Card: 1 of 1		Printed: October 29, 2020		
CURRENT OWNER			GENERAL INFORMATION							
COLARUSSO VINCENT P 1140 N MONTELLO ST BROCKTON MA 02301 17980/109 10/25/1999			Living Units Neighborhood 475 Alternate ID 175 MONTELLO Vol / Pg 17980/109 District Zoning C8 Class COMMERCIAL							
Property Notes										
W/ LOT 101-355 - AL'S MOTOR SALES										
Land Information						Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior	
Primary	SF	11,250		159,910		Land 159,900	159,900	0	152,300	
						Building 18,900	18,900	0	14,300	
						Total 178,800	178,800	0	166,600	
Total Acres: .2583 Spot:						Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020				
Entrance Information						Permit Information				
Date	ID	Entry Code	Source			Date Issued	Number	Price	Purpose	% Complete
07/31/18	CP	Field Review	Other			04/24/06	46258	1,500	BLDG Replace Chimney	0
Sales/Ownership History										
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee				
10/25/99		Land + Bldg	Sale Of Portion/Other Comm	17980/109						

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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1	Asph Pav	2006			1	11,250	C	3	3	18,870
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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			