

## COMMERCIAL PROPERTY RECORD CARD 2021

## BROCKTON

us:909 N MAIN ST	PARCEL ID: 102-041	Class: 325 Card: 1 of 1 Printed: October 29, 2020
CURRENT OWNER 909 NORTH MAIN STREET LLC 909 N MAIN ST BROCKTON MA 02301 49265/253 12/05/2017	GENERAL INFORMATIONLiving UnitsNeighborhood452Alternate ID271 MAINVol / Pg49265/253DistrictZoningC5ClassCOMMERCIAL	
Proper	yNotes	102-041 03/16/2020

			Land Information				Assess	sment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Арг	oraised	Cost	Income	Prior
Primary	SF	5,300			102,310	Land		102.300	102,300	102,300	97,400
						Building		144,600	144,800	144,600	149,500
						Total		246,900	247,100	246,900	246,900
									Override Reasor se Date of Value		
Total Acres: .1217 Spot:			Location:			Value Flag Gross Building:	INCOME A PPROACH	Effecti	ive Date of Value	1/1/2020	

% Complete
100
100
0
0
100

	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee					
12/05/17 07/27/05 07/16/04	10 Land + Bldg Land + Bldg 250,000 Land + Bldg	Transfer Of Convenience Family Sale Valid Sale	49265/253 31010/158 28679/196	Quit Claim	909 NORTH MAIN STREET LLC					



Situs: 909 NMAINST

Parcel Id: 102-041

Card: 1 of 1

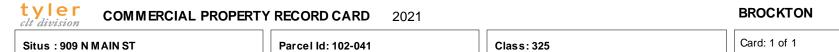
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Building Information		Building Other Features	s
Year Built/Eff Year 1930 / Building # 1 Structure Type Retail Single Occup Identical Units 1 Total Units 1 Grade C # Covered Parking # Uncovered Parking DBA BRENNAN SMOKE SHOP	Line Type +/-	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1 Meas2 # Stops Ident Units

Class: 325

							Inter	ior/Exterior	Information						
Line	Level Fror	n - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	2,200	188	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	4	4
2	01	01	100	2,200	188	Retail Store	10	Concrete Bl	Wood Frame/Joist/B	Normal	Unit Heat	Central	Normal	4	4

	Interior/I	Exterior Valuation Detail						Outbuildir	ng Data					
Line	Area Use Type	% Good % Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	2,200 Support Area	60	49,420	1	Asph Pav	1960	1	1,000	1	1,000	С	2	2	920
2	2,200 Retail Store	60	94,490											



44

ſ	44		ID. Code	Description	Area
	44		A VB1	Description 1S/B	Area 2200 2200*
			B 086	SUPPORT AREA	2200*
			C 034	RETAIL STORE PAVING ASPHALT PARKING	2200*
			DFAI	FAVING ASFRALT FARRING	1000
	50 A	50			

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## **Addtional Property Photos**



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				I AIN ST			Parc	el ld: 102-0	041		Cla	ass: 32	5			Card: 1	of 1	Printe	Printed: October 29, 2020		
									Inc	ome Detail	(Include	s all Bu	uildings on Pa	arcel)							
				Model dDescript	ion	Units	Net Area	Incom e Rate	Econ Adjust	Potential Gross Income		Vac Adj	Additional Income		Expense Model %	Expense Adj%	Expense Adj		Total Expenses		
00 03	S S		002		ome Use Gro Retail Model	ut O O		12.50	145 145	39,875	10		0 0	35,888	25			8,972	8,972	26,91	

		Ар	artment	Detail - Bu	ilding 1 of	1		Building Cost Detail - Building	g 1 of 1
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	4,400
								Replace, Cost New Less Depr	143,910
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	143,910
								Value per SF	32.71

Notes - Building 1 of 1	Income Summary (Includes all Build	ling on Parcel)
	Total Net Incom e Capitalization Rate Sub total Residual Land Value	26,916 0.109000 246,936
	Final Income Value	246,936
	Total Gross Rent Area Total Gross Building Area	4,400 4,400