

Situated : 899 N MAIN ST

PARCEL ID: 102-042

Class : 960

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

NORTH BAPTIST SOCIETY
8 SNELL ST
BROCKTON MA 02301
01/01/1800

GENERAL INFORMATION

Living Units
Neighborhood 452
Alternate ID 1 SNELL
Vol / Pg
District
Zoning C5
Class EXEMPT

Property Notes



102-042 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	31,841		236,080
Total Acres: .731 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	236,100	236,100	0	224,800
Building	390,500	390,500	0	350,300
Total	626,600	626,600	0	575,100
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
08/26/20	1483	21,000	EXTERIOR R W S	
04/07/16	64381	2,316	WNDWS	
12/02/15	B63659	4,000	BLDG 7 Window s	0
08/29/08	50655	9,025	BLDG Vinyl Siding	0
07/14/08	50432	0	BLDG Demo Part Bldg	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
						NORTH BAPTIST SOCIETY

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Religious
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA NORTH BAPTIST
CHURCH

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		8	16		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	3,962	270	Religious Inst	10	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
2	01	01	100	3,962	270	Religious Inst	16	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,962	Religious Inst		50	161,260
2	3,962	Religious Inst		50	213,350

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1973			1	10,000	3	3	15,250
2	Fence	1973	1	300	1	300	3	3	640

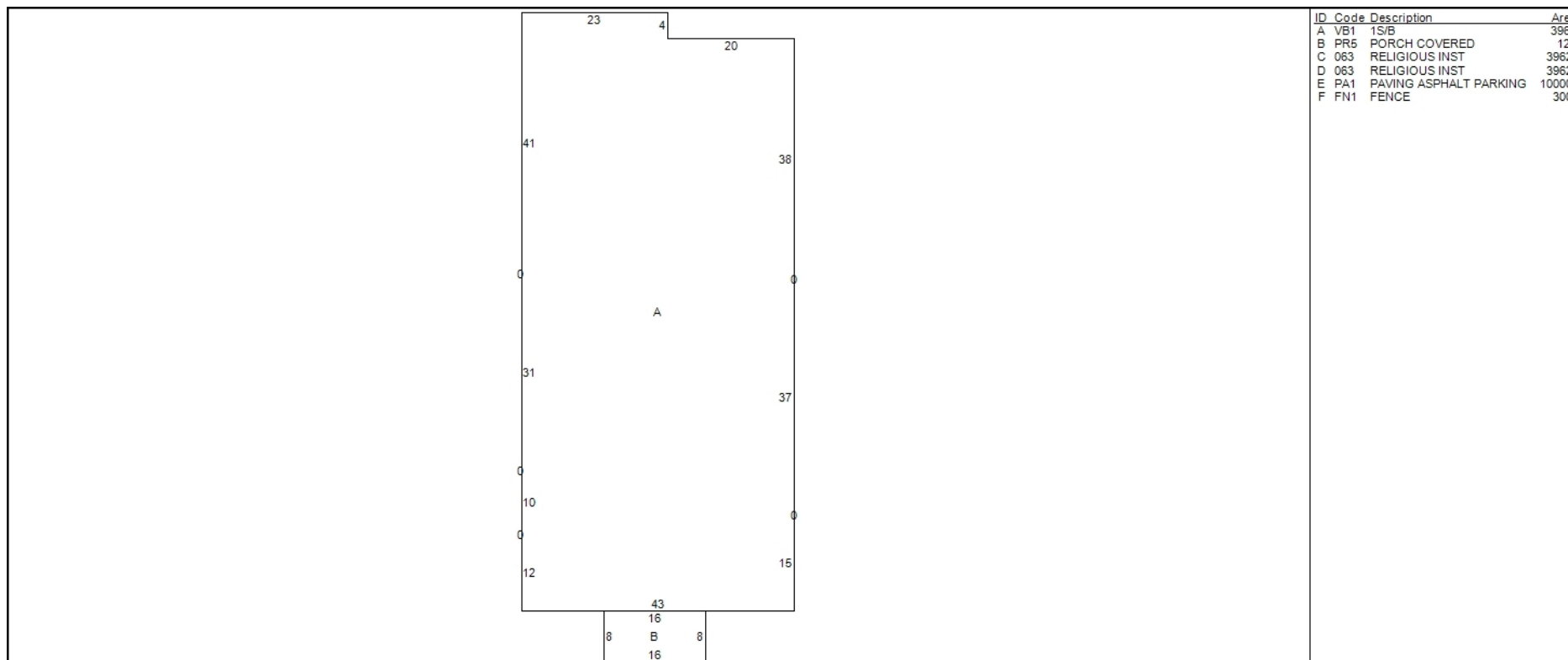
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	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
00	S	Shell Income Use Group	0	7,924						0							

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	7,924
								Replace, Cost New Less Depr	374,610
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	374,610
								Value per SF	47.28

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	
								Total Gross Building Area	7,924