

Situs : 873 N MAIN ST

PARCEL ID: 102-078

Class: 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

AVILA LEONEL
873 N MAIN ST
BROCKTON MA 02301
25394/240 06/10/2003

GENERAL INFORMATION

Living Units 6
Neighborhood 4523
Alternate ID 276 MAIN
Vol / Pg 25394/240
District
Zoning C5
Class APARTMENT



102-078 03/16/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	6.00		150,000
Total Acres: .1525 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	150,000	150,000	150,000	103,900
Building	392,800	415,900	392,800	438,900
Total	542,800	565,900	542,800	542,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag INCOME APPROACH				
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/24/02	35173	6,000	BLDG V Side House	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/10/03	435,000	Land + Bldg	Valid Sale	25394/240		AVILA LEONEL

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	Residential 4 Family
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
2	Porch, Open		5	14		3									
2	Porch, Open		6	16		3									

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	1,587	184	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,587	184	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	03	100	1,587	184	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3

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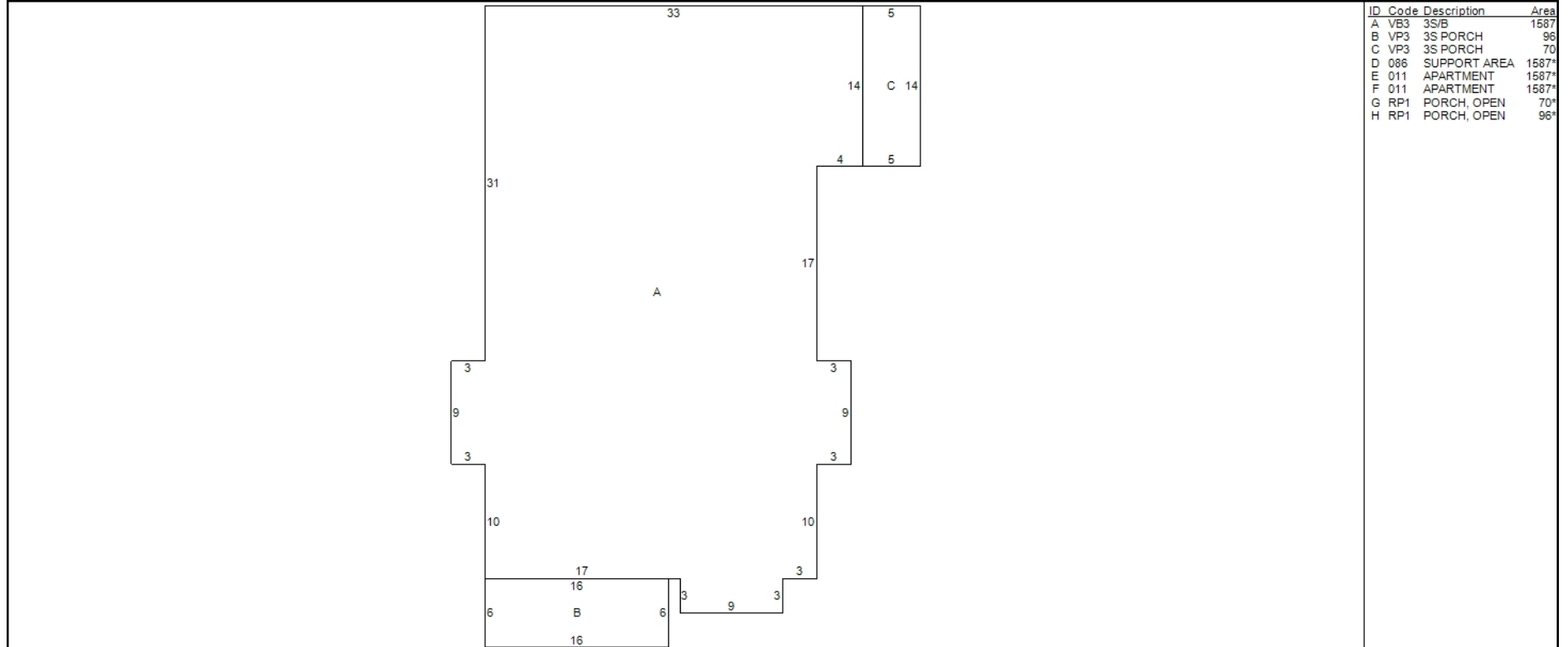
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	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							0							
01	A	002	Apartments/Per Unit	6	4,761			73,800	5		0	70,110	40			28,044	28,044	42,066

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	1	10	6	12,300	73,800

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	6,348
Replace, Cost New Less Depr	415,910
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	415,910
Value per SF	65.52

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	42,066
Capitalization Rate	0.077500
Sub total	542,787
Residual Land Value	
Final Income Value	542,787
Total Gross Rent Area	6,348
Total Gross Building Area	6,348