

Situs : 821 N MAIN ST

PARCEL ID: 103-042

Class : 325

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

DAMARIS JOSEPH E JR TRUSTEE
PO BOX 6211
BROCKTON MA 02305
34951/239 08/14/2007

GENERAL INFORMATION

Living Units
Neighborhood 452
Alternate ID 279 MAIN
Vol / Pg 34951/239
District
Zoning C2
Class COMMERCIAL

Property Notes



103-042 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,605		108,890
Total Acres: .1516 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	108,900	108,900	108,900	103,700
Building	65,900	65,800	65,900	71,100
Total	174,800	174,700	174,800	174,800
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
06/08/04	41960	0	BLDG Sign	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/14/07		Land + Bldg	Transfer Of Convenience	34951/239		
05/28/97	107,500	Land + Bldg	Valid Sale	15202		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1952 /
Building # 1
Structure Type Retail Single Occup
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA DJI DJI HAIR
SALON

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
1	01	01	100	840	99	Retail Store	10	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	3
2	01	01	100	361	57	Retail Store	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3
3	01	01	100	304	35	Retail Store	10	Concrete Bl	Wood Frame/Joist/B	Below Norm	Hot Air	None	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	840	Retail Store		50	33,140
2	361	Retail Store		50	14,840
3	304	Retail Store		50	10,970

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1920	1	5,000	1	5,000		3 3	6,860

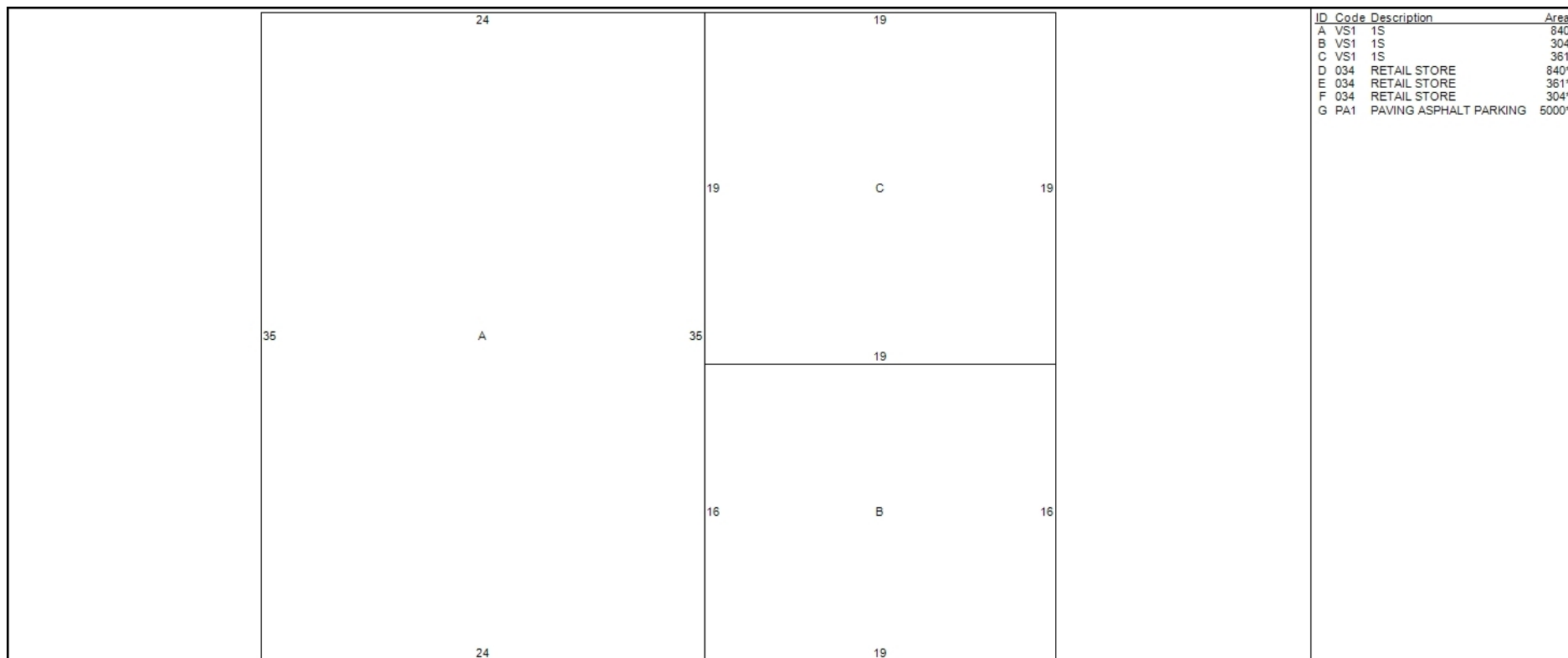
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod	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
03	S	002	General Retail Model	0	1,505	12.50	150	28,219	10		0	25,397	25			6,349	6,349	19,048

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	1,505
								Replace, Cost New Less Depr	58,950
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	58,950
								Value per SF	39.17

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	19,048
								Capitalization Rate	0.109000
								Sub total	174,752
								Residual Land Value	
								Final Income Value	174,752
								Total Gross Rent Area	1,505
								Total Gross Building Area	1,505