

## COMMERCIAL PROPERTY RECORD CARD 2021

## BROCKTON

Situs: HOWARD ST

PARCEL ID: 103-070

Class: 390

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

DAMARIS JOSEPH E JR TR 147 WHITING AV DEDHAM MA 02026 46450/245 12/31/2015 GENERAL INFORMATION

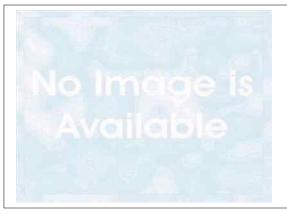
Living Units
Neighborhood 463
Alternate ID 72
Vol / Pg 46450/245

District Zoning

C2

Class COMMERCIAL





		Land Information		
Type		Size Influence Factors	Influence %	Value
Primary	SF	7,920		115,520

Total Acres: .1818

Spot:

Location:

	Asse	ssment Inf	ormation							
	А	ppraised	Cost	Income		Prior				
Land		115,500	115,500	0		110,000				
Building		10,800	10,800	0		8,900				
Total		126,300	126,300	0		118,900				
	Manual Override Reason									
		Ва	ase Date of Value	1/1/2020						
Value Flag	COST A PPROACH	Effect	ive Date of Value	1/1/2020						

	Permit Information	
Date Issued Number	Price Purpose	% Complete

	Entrance Information									
Date	ID	Entry Code	Source							
		<u>-</u>								

Sales/Ownership History								
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee				
12/31/15	1 Land Only	Transfer Of Convenience	46450/248	DAMARIS JOSEPH E JR TR				
12/31/15	1 Land Only	Transfer Of Convenience	46450/245	DAMARIS JOSEPH E JR				

Gross Building:

tyler
clt division

## COMMERCIAL PROPERTY RECORD CARD

2021

BROCKTON

Situs: HOWARD ST Class: 390 Card: 1 of 1 Printed: October 29, 2020

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			

	Interior/Exterior Information													
Line	Level From -	То	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	<b>Partitions</b>	Heating	Cooling	Plumbing Physical	Functional

		Interior/Exterior Valuation Detail		Outbuilding Data										
Line	Area Use Type	% Good % Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
				1	Asph Pav	1984	1	7,900	1	7,900		3	3	10,840

tyler clt division

Situs: HOWARD ST

COMMERCIAL PROPERTY RECORD CARD 2021

**BROCKTON** 

Parcel Id: 103-070

Class: 390

Card: 1 of 1

Printed: October 29, 2020

**Addtional Property Photos** 

tyler

COMMERCIAL PROPERTY RECORD CARD 2021

**BROCKTON** 

 Situs: HOWARD ST
 Parcel Id: 103-070
 Class: 390
 Card: 1 of 1
 Printed: October 29, 2020

		Income Detail (Includes all Buildings on Parcel)									
Use Mod Inc Model Grp Type ModDescription	Units Net Area	Income Ecor Rate Adjus		Vac Additional Adj Income	Effective Expense Expens Gross Model % Adj % Income		Total Net Expenses Operating Income				

		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 100 Number of Identical Units Economic Condition Factor Final Building Value	I
								Value per SF 0.00	,

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