

Situs : 849 N MAIN ST

PARCEL ID: 103-090

Class : 934

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

CITY OF BROCKTON
BROCKTON MA 02301
01/01/1800

GENERAL INFORMATION

Living Units
Neighborhood 452
Alternate ID 278 MAIN
Vol / Pg
District
Zoning R1C
Class EXEMPT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 116,039			660,440
Total Acres: 2.6639 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	660,400	660,400	0	629,000
Building	2,499,000	2,499,000	0	2,247,300
Total	3,159,400	3,159,400	0	2,876,300
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
06/29/18	CP	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
04/10/01	34348	143,000	BLDG	Rep Roof System	100
11/28/00	33883	50,000	BLDG	Install Carpet	100
08/07/00	33241	173,600	BLDG	R & Rep Window s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1885 /
Building # 1
Structure Type School
Identical Units 1
Total Units
Grade B
Covered Parking
Uncovered Parking
DBA HOWARD SCHOOL

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Enclosed Entry		6	9		1
2	Enclosed Entry		6	5		1
2	Utility Bldg-Brk/Stn		35	30		1
2	Utility Bldg-Brk/Stn		12	11		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	10,336	377	School	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
2	01	01	100	10,336	377	School	18	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	B1	B1	100	6,882	396	School	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	01	01	100	6,882	396	School	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
5	02	02	100	6,882	396	School	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	10,336	School		45	491,890
2	10,336	School		45	629,820
3	6,882	School		45	327,520
4	6,882	School		45	411,320
5	6,882	School		45	381,330

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Br/St Shed	1940	1	132	1	132		3 3	1,770
2	Br/St Shed	1985	1	1,050	1	1,050		3 3	14,090
3	Asph Pav	1970	1	5,000	1	5,000		3 3	7,630
4	Fence	1970	1	1,600	1	1,600		3 3	3,420
5	Light - In	1970			4	1		3 3	2,420
6	Light - In	1970			7	1		3 3	600

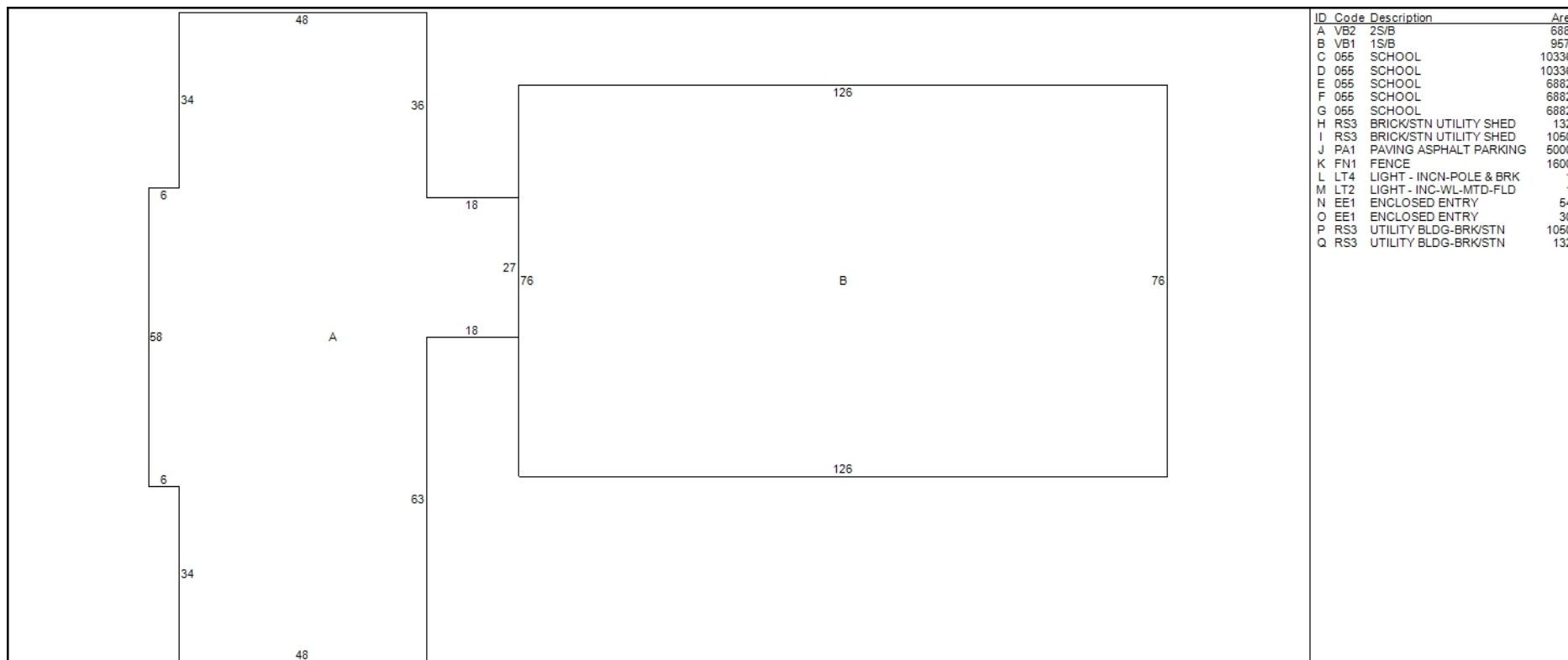
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Mod Type	Inc 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	41,318						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	41,318
								Replace, Cost New Less Depr	2,241,880
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	2,466,068
								Value per SF	59.69

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	41,318