

Situs : 583 N MAIN ST

PARCEL ID: 105-020

Class: 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

GUTIERREZ JANE R
PO BOX 1023
BROCKTON MA 02303
50022/182 07/10/2018

GENERAL INFORMATION

Living Units 4
Neighborhood 4523
Alternate ID 305 MAIN
Vol / Pg 50022/182
District
Zoning C2
Class COMMERCIAL

Property Notes



105-020 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	4.00		100,000
Total Acres: .1422 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	100,000	100,000	100,000	101,700
Building	393,700	391,400	393,700	392,000
Total	493,700	491,400	493,700	493,700
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
10/30/09	52435	600	BLDG Upgrade Railing	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/10/18	525,000	Land + Bldg	Valid Sale	50022/182 5555/44	Quit Claim	GUTIERREZ JANE R

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1925 /
 Building # 1
 Structure Type Residential 4 Family
 Identical Units 1
 Total Units 4
 Grade C+
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open Upper		5	12		3	
2	Porch, Open Upper		6	10		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	1,352	180	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,352	180	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	03	100	1,352	180	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,352	Support Area		45	12,500
2	1,352	Apartment		60	135,270
3	1,352	Apartment		50	208,080

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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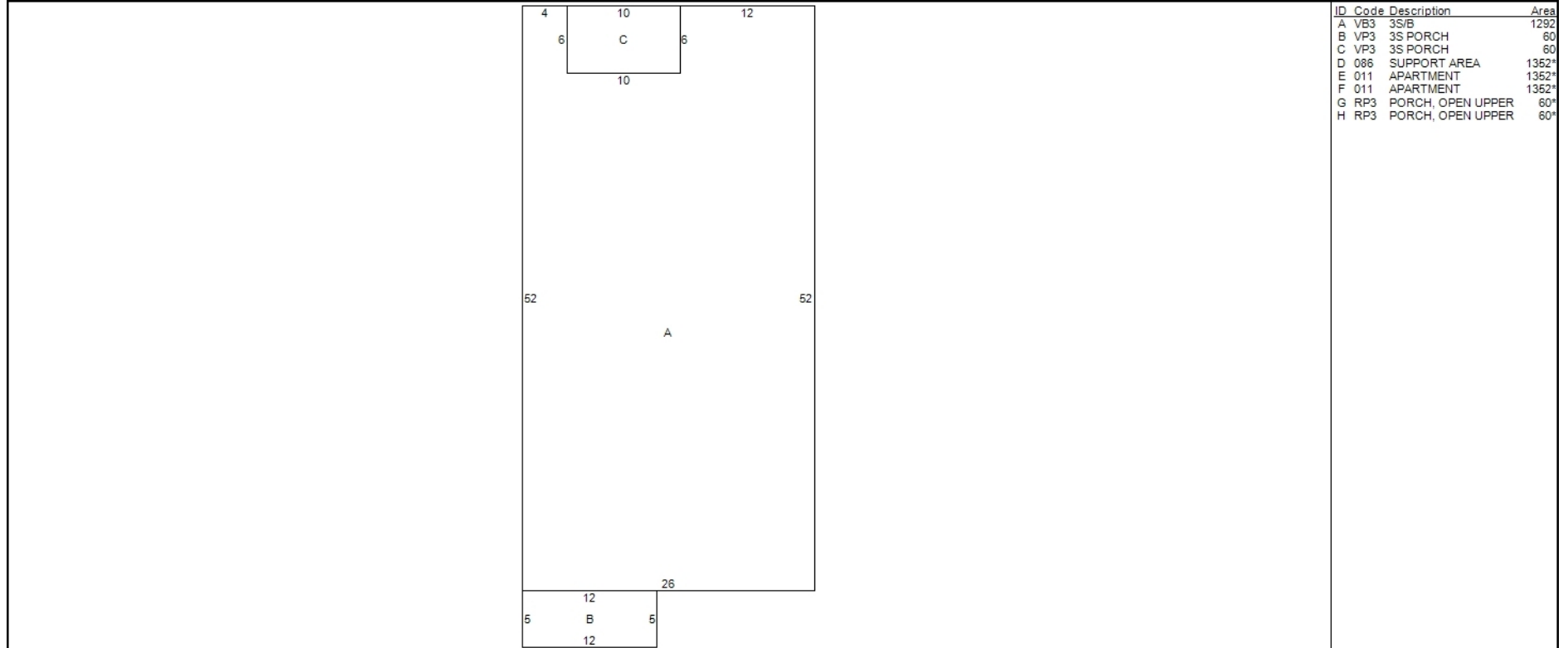
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model 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	4	4,056		125	67,125	5		0	63,769	40			25,508	25,508	38,261

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	1	1	10	1	12,300
2	011	Apartment	3	2	10	3	41,400

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	5,408
Replace, Cost New Less Depr	355,850
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	391,435
Value per SF	72.38

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	38,261
Capitalization Rate	0.077500
Sub total	493,690
Residual Land Value	
Final Income Value	493,690
Total Gross Rent Area	5,408
Total Gross Building Area	5,408