

Situs : 515 N MAIN ST	PARCEL ID: 106-064	Class : 401	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
AWON EDDIE HAYAT TRUSTEES 530 N MAIN ST BROCKTON MA 02301 19185/108 12/19/2000	Living Units Neighborhood 452 Alternate ID 309-1 MAIN Vol / Pg 19185/108 District Zoning C2 Class INDUSTRIAL

Property Notes



106-064 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 21,411			183,510
Total Acres: .4915 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	183,500	183,500	183,500	174,800
Building	276,200	276,900	276,200	238,000
Total	459,700	451,400	459,700	412,800
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
07/21/09	51940	5,000	BLDG	Spray Booth	0
01/26/00	32097	0	BLDG	1 Flat Sign On	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/00		Land + Bldg	Transfer Of Convenience	19185/108		AWON EDDIE
05/21/98	160,000	Land + Bldg	Sale Of Portion/Other Comm	16216/061		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1940 /
Building # 1
Structure Type Office/Warehouse
Identical Units 1
Total Units
Grade C-
Covered Parking
Uncovered Parking
DBA HAYAT
CLOSET/EMILY AUT

Building Other Features

Line	Type	+	-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+	-	Meas1	Meas2	# Stops	Ident	Units
2	Utility Bldg-Metal			48	1			1									
2	Overhead Dr-Wood/Mtl			10	10			2									
3	Overhead Dr-Wood/Mtl			8	12			1									
3	Ovrhd Dr-Mtr-Op-Wd-Mt			12	12			2									
3	Dock Levelers			6	8			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	01	01		100	1,920	184	Multi-Use Retail	14	Concrete Bl	Wood Frame/Joist/B	Normal	Electric	None	Normal	2	2
2	01	01		100	1,680	80	Multi-Use Office	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	2	2
3	01	01		100	8,832	398	Warehouse	12	Concrete Bl	Wood Frame/Joist/B	Below Normal	Hot Air	None	None	2	2
4	02	02		100	1,680	80	Multi-Use Office	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,920	Multi-Use Retail		30	40,630
2	1,680	Multi-Use Office		30	43,640
3	8,832	Warehouse		30	119,230
4	1,680	Multi-Use Office		30	38,510

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence	1940	1	4,800	1	4,800		3	3	9,220
2	Asph Pav	1940			1	11,040		3	3	15,150
3	Tnk-Fbr Sw	1940	1	1,000	1	1,000		3	3	1,560

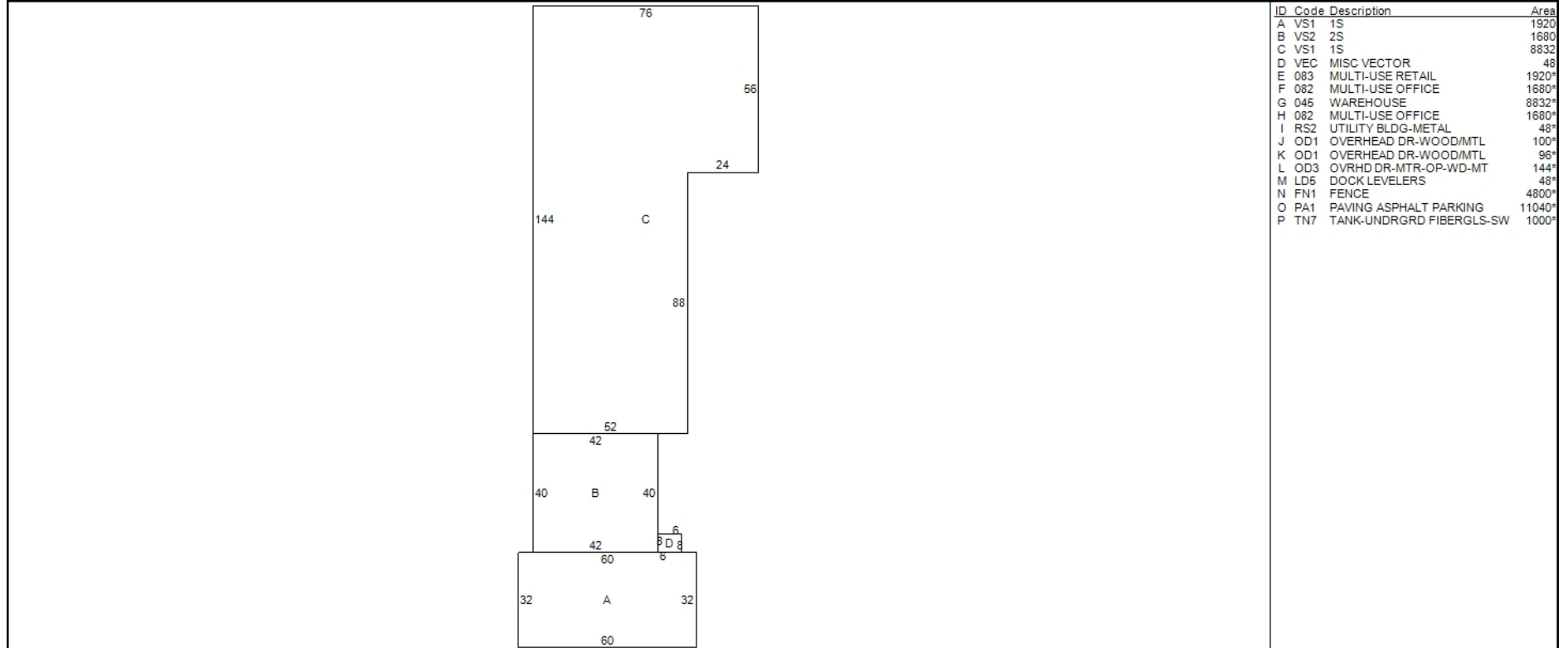
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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
12	S	001	Warehouse	0	8,832	5.00	80	35,328	15		0	30,029	15			4,504	4,504	25,525
23	S	002	Converted & Multi Retail	0	1,920	9.50	80	14,592	12.5		0	12,768	30			3,830	3,830	8,938
24	S	002	Converted & Multi Office	0	3,360	9.50	80	25,536	12.5		0	22,344	30			6,703	6,703	15,641

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	14,112
								Replace, Cost New Less Depr	242,010
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	242,010
								Value per SF	17.15

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
EDDIE'S AUTO SALES		Total Net Income	50,104
		Capitalization Rate	0.109000
		Sub total	459,670
		Residual Land Value	
		Final Income Value	459,670
		Total Gross Rent Area	14,112
		Total Gross Building Area	14,112