

Situs : MAIN ST	PARCEL ID: 110-076	Class : 936	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301 17786/27 08/20/1999	Living Units Neighborhood 457 Alternate ID 371-2 Vol / Pg 17786/27 District Zoning C3 Class EXEMPT

Property Notes
FORMER BUS TERMINAL



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 30,014			226,870
Total Acres: .689 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	226,900	226,900	0	216,100
Building	45,800	45,800	0	37,500
Total	272,700	272,700	0	253,600
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
08/13/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/20/99		Land Only	Sale Of Portion/Other Comm	17786/27		CITY OF BROCKTON

Inspection Witnessed By _____

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Building Information		Building Other Features													
Year Built/Eff Year	/	Line Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident	Units
Building #															
Structure Type															
Identical Units															
Total Units															
Grade															
# Covered Parking															
# Uncovered Parking															
DBA															

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

Interior/Exterior Valuation Detail						Outbuilding Data										
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
						1	Asph Pav	1975			1	30,014		3	3	45,770

Situs : MAIN ST

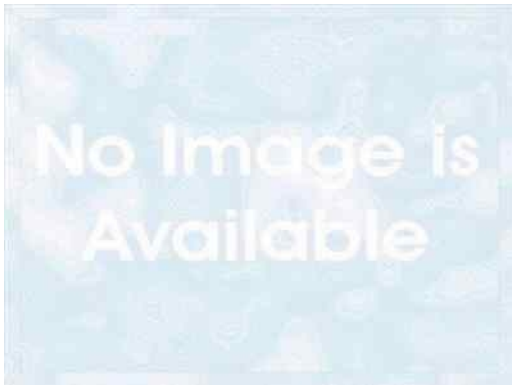
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description		Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
							Income				Income						Income

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			
								Replace, Cost New Less Depr			
								Percent Complete			
								Number of Identical Units			
								Economic Condition Factor			
								Final Building Value			
								Value per SF			

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			