

Situs : MAIN ST	PARCEL ID: 111-004	Class : 390	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
MASS APPLIANCE PARTS INC 404 MAIN ST BROCKTON MA 02301 08408/00051	Living Units Neighborhood 441 Alternate ID 379-1 Vol / Pg 08408/00051 District Zoning C2 Class COMMERCIAL

Property Notes
PRKG FOR LOT 111-5



Land Information				
Type	Size	Influence Factors	Influence %	Value
Secondary	SF	15,985		80,560
Total Acres: .367 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,600	80,600	0	76,700
Building	21,900	21,900	0	18,000
Total	102,500	102,500	0	94,700
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
8408/51						

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					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1970			1	15,985		3	3	21,940

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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			