

Situs : 400 MAIN ST

PARCEL ID: 111-005

Class : 322

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

MASS APPLIANCE PARTS INC
404 MAIN ST
BROCKTON MA 02301
08408/00051

GENERAL INFORMATION

Living Units
Neighborhood 441
Alternate ID 380
Vol / Pg 08408/00051
District
Zoning C2
Class COMMERCIAL

Property Notes



111-005 03/23/2020

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|--|------|-------------------|-------------|---------|
| Primary | SF | 48,790 | | 321,500 |
| Total Acres: 1.1201 Spot: Location: | | | | |

Assessment Information

| | Appraised | Cost | Income | Prior |
|----------------------------------|-----------------|---------|---------|---------|
| Land | 321,500 | 321,500 | 321,500 | 306,200 |
| Building | 416,200 | 415,200 | 416,200 | 431,500 |
| Total | 737,700 | 736,700 | 737,700 | 737,700 |
| 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 |
|-------------|---------|--------|--------------------|------------|
| 01/12/15 | S614993 | 0 | BLDG Sign | 0 |
| 09/07/11 | 55416 | 64,450 | BLDG Reface Side | 0 |
| 12/10/10 | 54269 | 4,000 | BLDG Repair Siding | 0 |
| 02/02/09 | 51223 | 0 | BLDG Sign | 0 |
| 05/16/07 | 48521 | 48,521 | BLDG Rubber Roof | 0 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|-------|------|----------|----------------|-----------|---------|
| | | | | 8408/51 | | |

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1948 /
Building # 1
Structure Type Warehouse
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA MASS APP/PARE
DE SOFRER

Building Other Features

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units | Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units |
|------|----------------------|-----|--------|-------|---------|-------------|------|------|-----|-------|-------|---------|-------------|
| 1 | Overhead Dr-Roll Stl | | 12 | 13 | | 1 | | | | | | | |
| 1 | Sprinkler Sys Wet | | 30,144 | 1 | | 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 | 22,656 | 608 | Multi Use Storage | 16 | Brick & Con | Wood Frame/Joist/B | Normal | Unit Heat | None | Normal | 2 | 2 |
| 2 | 01 | 01 | 100 | 7,488 | 248 | Multi-Use Office | 24 | Brick & Con | Wood Frame/Joist/B | Normal | Unit Heat | None | Normal | 2 | 2 |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Complete | Use Value/RCNLD |
|------|--------|-------------------|--------|------------|-----------------|
| 1 | 22,656 | Multi Use Storage | | 30 | 344,430 |
| 2 | 7,488 | Multi-Use Office | | 30 | 201,730 |

Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy Fun | Value |
|------|------------|--------|-------|-------|-----|------|-------|---------|-------|
| 1 | Det Garage | 1948 | 1 | 546 | 1 | 546 | | 3 3 | 7,460 |

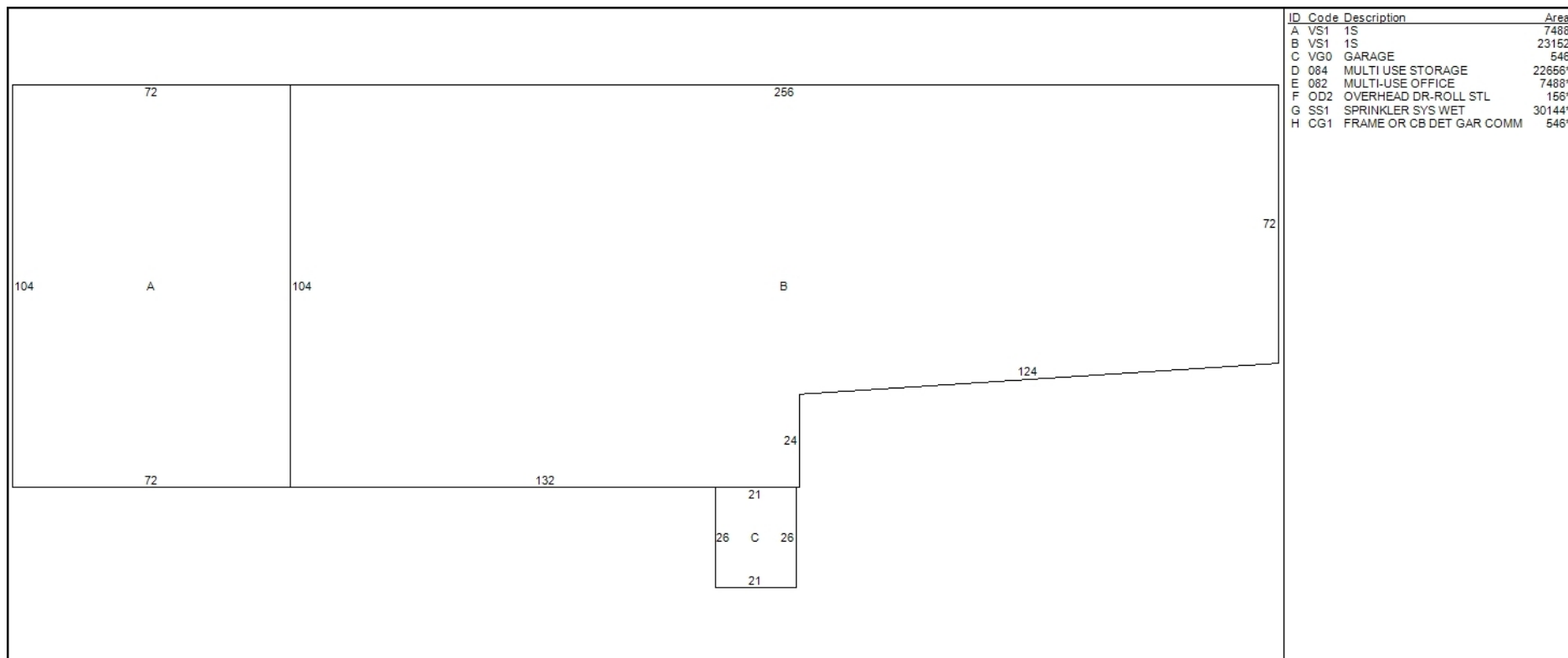
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Additional Property Photos



| | | | | |
|---------------------|--------------------|------------|--------------|---------------------------|
| Situs : 400 MAIN ST | Parcel Id: 111-005 | Class: 322 | Card: 1 of 1 | Printed: October 29, 2020 |
|---------------------|--------------------|------------|--------------|---------------------------|

| 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 |
| 05 | S | 001 Muse Strg/Hvy Man/Mi | 0 | 22,656 | 2.00 | | 45,312 | 20 | | 0 | 36,250 | 30 | | | 10,875 | 10,875 | 25,375 |
| 24 | S | 003 Converted & Multi Office | 0 | 7,488 | 12.00 | | 89,856 | 12.5 | | 0 | 78,624 | 30 | | | 23,587 | 23,587 | 55,037 |

| 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 | 30,144 |
| | | | | | | | | Replace, Cost New Less Depr | 546,160 |
| | | | | | | | | Percent Complete | 100 |
| | | | | | | | | Number of Identical Units | 1 |
| | | | | | | | | Economic Condition Factor | 75 |
| | | | | | | | | Final Building Value | 409,620 |
| | | | | | | | | Value per SF | 13.59 |

| Notes - Building 1 of 1 | | Income Summary (Includes all Building on Parcel) | |
|---------------------------|--|--|----------|
| ALL BRAND APPLIANCE PARTS | | Total Net Income | 80,412 |
| | | Capitalization Rate | 0.109000 |
| | | Sub total | 737,725 |
| | | Residual Land Value | |
| | | Final Income Value | 737,725 |
| | | Total Gross Rent Area | 30,144 |
| | | Total Gross Building Area | 30,144 |