

## COMMERCIAL PROPERTY RECORD CARD 2021

## **BROCKTON**

Situs: LAWRENCE ST PARCEL ID: 111-010

Class: 390

Card: 1 of 1

Printed: October 29, 2020

**CURRENT OWNER** LAWRENCE STREET TRUST

27 LAWRENCE ST

**BROCKTON MA 02301** 

12568/00148

**GENERAL INFORMATION** 

Living Units Neighborhood 474 Alternate ID 3

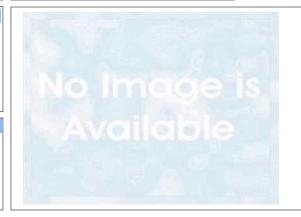
Vol / Pg District

12568/00148

Zoning

Class COMMERCIAL

**Property Notes** 



Value Flag COST APPROACH

Gross Building:

Land Information									
Туре		Size Influence Factors	Influence %	Value					
Secondary	SF	5,128		25,850					

Total Acres: .1177

Spot:

Location:

Assessment Information									
	Appraised	Cost	Income	Prior					
Land	25,900	25,900	0	24,600					
Building	0	0	0	0					
Total	25,900	25,900	0	24,600					
	Manual Override Reason Base Date of Value 1/1/2020								

Effective Date of Value 1/1/2020

1				
		Peri	mit Information	
	Date Issued Number	Price Purp	oose	% Complete

	Entrance Information									
Date ID Entry Code Source										
		-								

Sales/Ownership History							
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee			
	••	<del>-</del>	12568/148				

tyler clt division

COMMERCIAL PROPERTY RECORD CARD

Interior/Exterior Valuation Detail

2021

BROCKTON

Outbuilding Data

Situs: LAWRENCE ST		Par	cel ld: 111-010		Class:	: 390		Card:	1 of 1	Printed: October	29, 2020
						D !!!! O					
Building Informa	ation						her Features				
Year Built/Eff Year Building # Structure Type Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA		Line Type		+/- Meas1	Meas2 # St	ops Ident Units	Line Type		+/- Meas1	Meas2 # Stops I	dent Units
Line Level From - To	Int Fin	Area Per	im Use Type	Wall Height		Information Construction	Partitions	Heating	Cooling	Plumbing Physical	E
				·				•	ŭ		

Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

tyler clt division

COMMERCIAL PROPERTY RECORD CARD 2021 **BROCKTON** 

Situs: LAWRENCE ST Parcel Id: 111-010

Class: 390

Card: 1 of 1

Printed: October 29, 2020

**Addtional Property Photos** 

tyler

COMMERCIAL PROPERTY RECORD CARD 2021

**BROCKTON** 

Situs: LAWRENCE ST Parcel Id: 111-010 Class: 390 Card: 1 of 1 Printed: October 29, 2020

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

		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 100 Number of Identical Units Economic Condition Factor Final Building Value	I
								Value per SF 0.00	,

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