

Situs : 304 MAIN ST		PARCEL ID: 111-039		Class : 956		Card: 1 of 1		Printed: October 29, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CITY OF BROCKTON BROCKTON MA 02301 00000/00000			Living Units Neighborhood 457 Alternate ID 373-1 Vol / Pg 00000/00000 District Zoning C2 Class EXEMPT						
Property Notes									
PUBLIC LIBRARY									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	22,950		191,270					
Total Acres: .5269 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		191,300	191,300	0	182,200				
Building		2,180,500	2,180,500	0	1,963,200				
Total		2,371,800	2,371,800	0	2,145,400				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag COST APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
09/09/19	1624	32,615	SIGNS						
03/22/19	BP-19-413	254,100	REMODEL						
04/07/16	64396	2,921	REPAIR	Air Barrier Repair	100				
10/07/14	B60915	0	BLDG	Roof Repair	100				
07/02/01	34916	8,775,000	BLDG	Addition/Librar	100				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
0/0									

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1912 /
Building # 1
Structure Type Library
Identical Units 1
Total Units
Grade A
Covered Parking
Uncovered Parking
DBA PUBLIC LIBRARY

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
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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	B1	B1	100	6,316	358	Library	10	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	5,155	304	Library	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	5,155	304	Library	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
4	01	01	100	1,161	97	Library	8	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
5	02	04	100	1,161	97	Library	8	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
6	01	01	100	1,080	138	Multi Use Storage	6	Concrete Bl	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,316	Library		60	504,710
2	5,155	Library		60	513,080
3	5,155	Library		60	477,680
4	1,161	Library		60	114,490
5	1,161	Library		60	319,510
6	1,080	Multi Use Storage		60	52,810

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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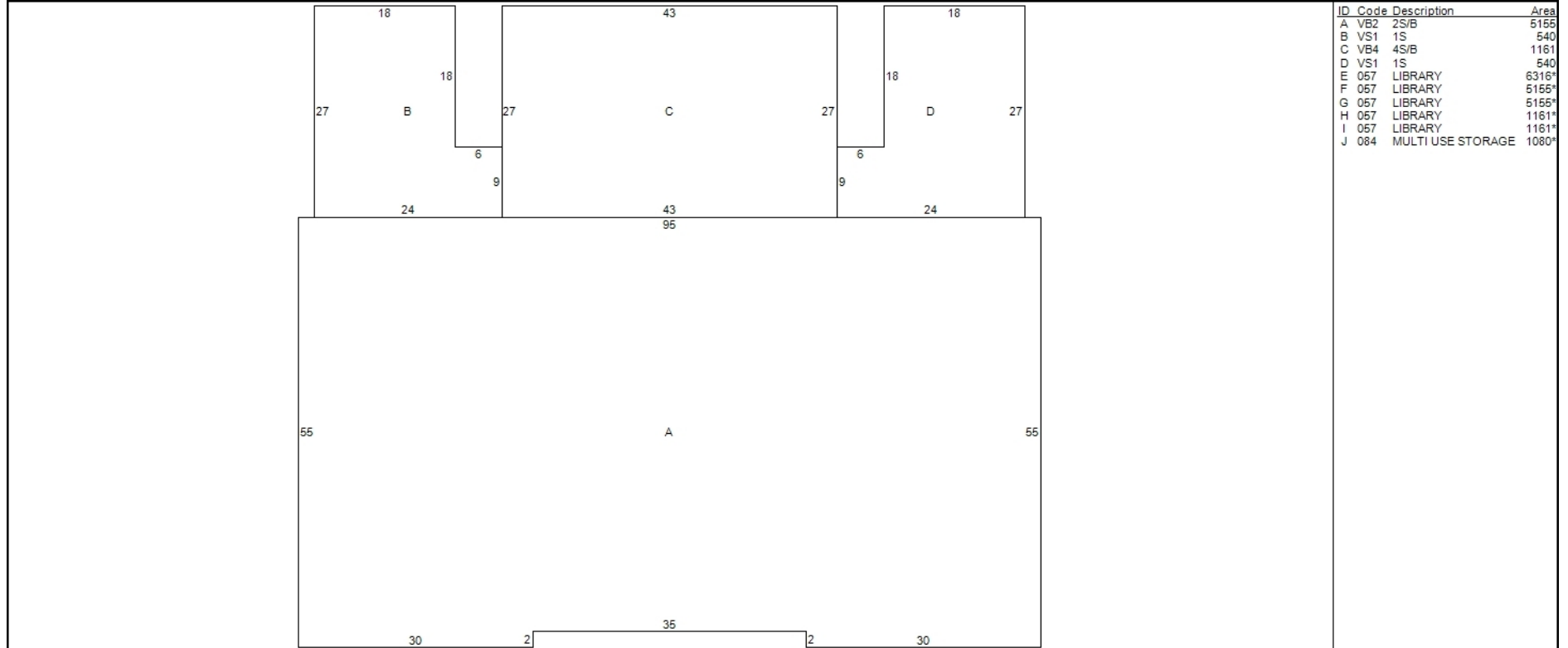
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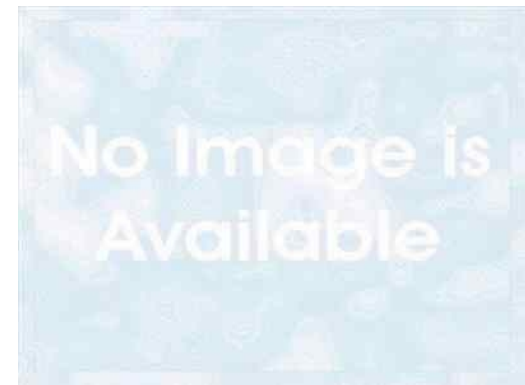
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Additional Property Photos



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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
00	S	Shell Income Use Group	0	21,270						0							
05	S	001 Muse Strg/Hvy Man/Mi	0	1,080	2.00		2,160	20		0	1,728	30			518	518	1,210

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	22,350
Replace, Cost New Less Depr	1,982,280
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	2,180,508
Value per SF	97.56

Notes - Building 1 of 1	
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Income Summary (Includes all Building on Parcel)	
Total Net Income	1,210
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	1,080
Total Gross Building Area	22,350