

Situs : 320 MAIN ST

PARCEL ID: 111-040

Class : 954

Card: 1 of 2

Printed: October 29, 2020

CURRENT OWNER

OLD COLONY Y
320 MAIN ST
BROCKTON MA 02301
1121/449 01/01/1800

GENERAL INFORMATION

Living Units
Neighborhood 457
Alternate ID 374
Vol / Pg 1121/449
District
Zoning C2
Class EXEMPT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 48,073			317,890
Total Acres: 1.1036 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	317,900	317,900	0	302,800
Building	6,364,300	6,364,300	0	5,726,000
Total	6,682,200	6,682,200	0	6,028,800
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
09/10/19	CP	Field Review	Other
05/02/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/19/19	BP-19-1035	137,000	REMODEL	
05/21/18	68939	10,000	DOORS	
05/17/18	68917	200,000	OTHER	Lobby Renovations 1st Fl & 3rd Flr
01/31/18	68292	15,000	OTHER	Expnd Office Sp For Locker Rm
08/08/16	65219	23,000	INT REMOD	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				1121/449		OLD COLONY Y

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1913 /
 Building # 1
 Structure Type Recreational/Health
 Identical Units 1
 Total Units
 Grade B
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
7	Ovrhd Dr-Mtr-Op-Wd-Mt		8	8		1
7	Ovrhd Dr-Mtr-Op-Wd-Mt		8	10		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	B1	B1	100	4,900	296	Multi Use Storage	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	13,812	394	Multi-Use Office	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	4	4
3	02	03	100	13,812	394	Multi Use Apts	9	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
4	04	05	100	8,176	380	Multi Use Apts	9	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
5	06	06	100	4,900	296	Multi Use Apts	9	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
6	01	01	100	4,339	215	Auditorium/Theater	16	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
7	01	01	100	6,958	302	Auditorium/Theater	20	Metal, Light	Fire Resistant	Normal	Hw /Steam	None	Normal	4	4
8	01	01	100	792	66	Auditorium/Theater	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,900	Multi Use Storage		60	127,010
2	13,812	Multi-Use Office		60	930,220
3	13,812	Multi Use Apts		60	1,317,670
4	8,176	Multi Use Apts		60	831,560
5	4,900	Multi Use Apts		60	261,140
6	4,339	Auditorium/Theater		60	317,690
7	6,958	Auditorium/Theater		60	504,710
8	792	Auditorium/Theater		60	65,150

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Light - In	1985			16	1		3 3	10,740
2	Asph Pav	1985			1	20,000		3 3	30,500
3	Fence	1985	1	300	1	300		3 3	640
4	Frame Shed	1991	1	96	1	96		3 3	880

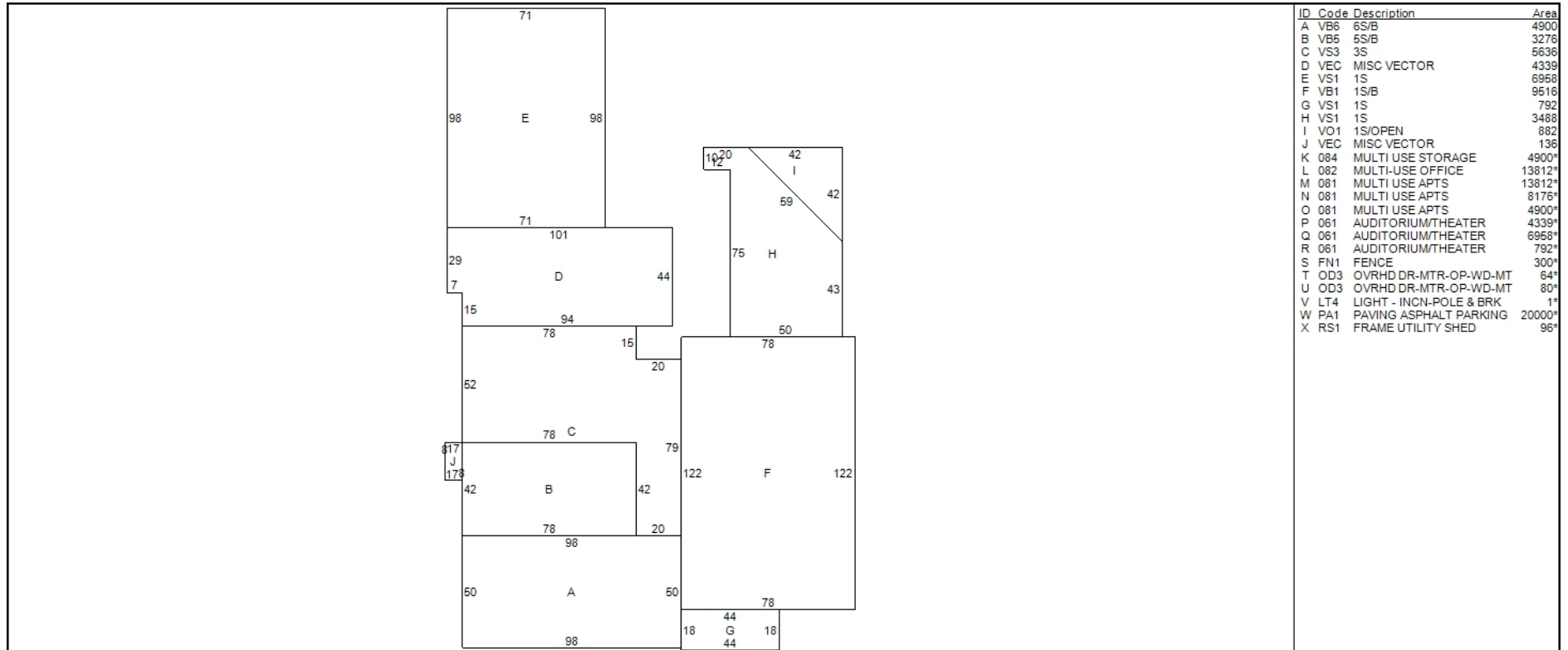
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	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
03	S	001 General Retail Model	0	21,605	10.00		216,050	15		0	183,643	25			45,911	45,911	137,732
05	S	001 Muse Strg/Hvy Man/Mi	0	4,900	2.00		9,800	20		0	7,840	30			2,352	2,352	5,488
12	S	001 Warehouse	0	4,370	5.00		21,850	15		0	18,573	15			2,786	2,786	15,787
17	S	001 Multi Apts/Mix Use	0	48,876	8.50		415,446	5		0	394,674	40			157,870	157,870	236,804
23	S	001 Converted & Multi Retail	0	9,516	7.00		66,612	12.5		0	58,286	30			17,486	17,486	40,800
24	S	001 Converted & Multi Office	0	13,812	7.50		103,590	12.5		0	90,641	30			27,192	27,192	63,449

Apartment Detail - Building 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 2

Total Gross Building Area	79,677
Replace, Cost New Less Depr	4,355,150
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	4,790,665
Value per SF	60.13

Notes - Building 1 of 2

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Income Summary (Includes all Building on Parcel)

Total Net Income	500,060
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	103,079
Total Gross Building Area	103,079

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Building Information		Building Other Features													
Year Built/Eff Year	1965 /	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
Building #	1														
Structure Type	Recreational/Health														
Identical Units	1														
Total Units															
Grade	B														
# 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
1	B1	B1	100	9,516	374	Multi-Use Retail	8	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	9,516	314	Auditorium/Theater	20	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	01	01	100	3,488	245	Racquet Ball Court	34	Concrete Bl	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
4	01	01	100	882	84	Racquet Ball Court	20	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	9,516	Multi-Use Retail	60		300,300
2	9,516	Auditorium/Theater	60		671,930
3	3,488	Racquet Ball Court	60		337,300
4	882	Racquet Ball Court	60		78,280

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

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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
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05	S	001 Muse Strg/Hvy Man/Mi	0	4,900	2.00		9,800	20		0	7,840	30			2,352	2,352	5,488
12	S	001 Warehouse	0	4,370	5.00		21,850	15		0	18,573	15			2,786	2,786	15,787
17	S	001 Multi Apts/Mix Use	0	48,876	8.50		415,446	5		0	394,674	40			157,870	157,870	236,804
23	S	001 Converted & Multi Retail	0	9,516	7.00		66,612	12.5		0	58,286	30			17,486	17,486	40,800
24	S	001 Converted & Multi Office	0	13,812	7.50		103,590	12.5		0	90,641	30			27,192	27,192	63,449

Apartment Detail - Building 2 of 2								Building Cost Detail - Building 2 of 2	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	23,402
								Replace, Cost New Less Depr	1,387,810
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	1,526,591
								Value per SF	65.23

Notes - Building 2 of 2								Income Summary (Includes all Building on Parcel)	
								Total Net Income	500,060
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	103,079
								Total Gross Building Area	103,079