

Situs : MAIN ST	PARCEL ID: 111-042	Class: 957	Card: 1 of 1	Printed: October 29, 2020
-----------------	--------------------	------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
BROCKTON YOUNG MENS CHRISTIAN ASSOCIATION 320 MAIN ST BROCKTON MA 02301 03704/00601	Living Units Neighborhood 457 Alternate ID 376 Vol / Pg 03704/00601 District Zoning C2 Class EXEMPT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Secondary	SF	10,711		53,980
Total Acres: .2459 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	54,000	54,000	0	51,400
Building	16,300	16,300	0	13,400
Total	70,300	70,300	0	64,800
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
3704/601						

Inspection Witnessed By \_\_\_\_\_

Situs : MAIN ST

Parcel Id: 111-042

Class: 957

Card: 1 of 1

Printed: October 29, 2020

**Building Information**

Year Built/Eff Year /  
Building #  
Structure Type  
Identical Units  
Total Units  
Grade  
# Covered Parking  
# Uncovered Parking  
DBA

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

**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	1975			1	10,711		3 3	16,330
---	----------	------	--	--	---	--------	--	-----	--------

**Situs : MAIN ST**

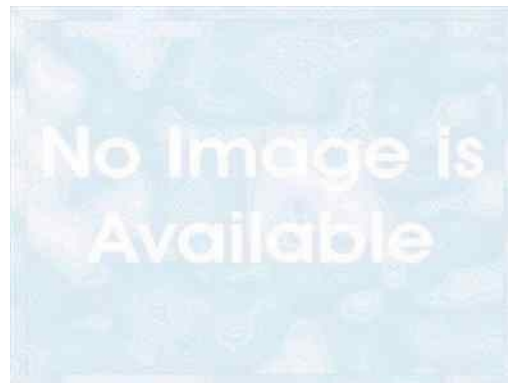
**Parcel Id: 111-042**

**Class: 957**

Card: 1 of 1

Printed: October 29, 2020

**Additional Property Photos**



Situs : MAIN ST	Parcel Id: 111-042	Class: 957	Card: 1 of 1	Printed: October 29, 2020
-----------------	--------------------	------------	--------------	---------------------------

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			