

Situs : 297 MONTELLO ST

PARCEL ID: 111-059

Class: 954

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

OLD COLONY Y
320 MAIN ST
BROCKTON MA 02301
46533/11 01/27/2016

GENERAL INFORMATION

Living Units
Neighborhood 474
Alternate ID 72
Vol / Pg 46533/11
District
Zoning C2
Class EXEMPT

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,761		119,760
Total Acres: .2011 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	119,800	119,800	0	114,100
Building	0	0	0	0
Total	119,800	119,800	0	114,100
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
07/31/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/06/03	40111	0	BLDG Demo Bldg/Fire	100
11/23/01	35828	10,000	BLDG Rubber Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/27/16	36,000	Land Only	To/From Exempt Org	46533/11	Quit Claim	OLD COLONY Y
08/01/05	135,000	Land Only	Outlier-Written Desc Needed	31052/342		
09/09/04	131,579	Land Only	Outlier-Written Desc Needed	29030/027		

Inspection Witnessed By _____

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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
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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
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Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

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



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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			100
								Number of Identical Units			
								Economic Condition Factor			
								Final Building Value			
								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			