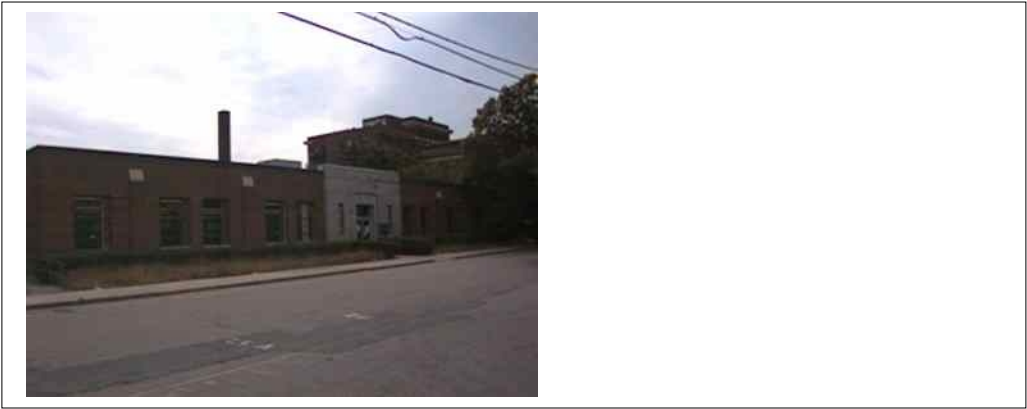


Situs : MAIN ST	PARCEL ID: 111-061	Class : 936	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301 18251/254 02/02/2000	Living Units Neighborhood 457 Alternate ID 373 Vol / Pg 18251/254 District Zoning C2 Class EXEMPT

Property Notes
UNEMPLOYMENT INSURANCE ASSISTA



Land Information				
Type	Size	Influence Factors	Influence %	Value
Secondary	SF 24,437			123,160
Total Acres: .561 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	123,200	123,200	0	117,300
Building	21,400	21,400	0	17,500
Total	144,600	144,600	0	134,800
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
05/31/01	PJS	Unimproved	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/26/00	33176	0	BLDG Bldg To Be Raze	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/02/00		Land + Bldg	To/From Government	18251/254		

Inspection Witnessed By _____

Situs : MAIN ST	Parcel Id: 111-061	Class: 936	Card: 1 of 1	Printed: October 29, 2020
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Building Information		Building Other Features													
Year Built/Eff Year	/	Line Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident	Units
Building #															
Structure Type															
Identical Units															
Total Units															
Grade															
# 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

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	1980			1	14,000		3	3	21,350

Situs : MAIN ST

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Class: 936

Card: 1 of 1

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Additional Property Photos

Situs : MAIN ST	Parcel Id: 111-061	Class: 936	Card: 1 of 1	Printed: October 29, 2020
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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			
								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			