

Situs : 285 MONTELLO ST

PARCEL ID: 111-070

Class : 340

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

PAGE JOHN
AND PHILIP COUGHLIN TRUSTEES
285 MONTELLO ST
BROCKTON MA 02301
26353/307 08/28/2003

GENERAL INFORMATION

Living Units
Neighborhood 474
Alternate ID 73
Vol / Pg 26353/307
District
Zoning C3
Class COMMERCIAL

Property Notes



111-070 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	15,000		151,200
Undeveloped	SF	4,150		3,320
Total Acres: .4397				
Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	154,500	154,500	154,500	147,300
Building	109,600	109,600	-51,900	98,400
Total	264,100	264,100	102,600	245,700
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
10/30/03	40816	8,000	BLDG Frt Wind, Dr	100
08/17/01	35223	0	BLDG Temp Tent	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/28/03	185,000	Land + Bldg	Valid Sale	26353/307		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1961 /
Building # 1
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units 1
Grade C
Covered Parking
Uncovered Parking
DBA PAGE ELECTRIC

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	01	01	100	2,080	204	Offices	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Unit	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,080	Offices		45	117,640

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1990	1	3,000	1	3,000	C	3	3	4,120

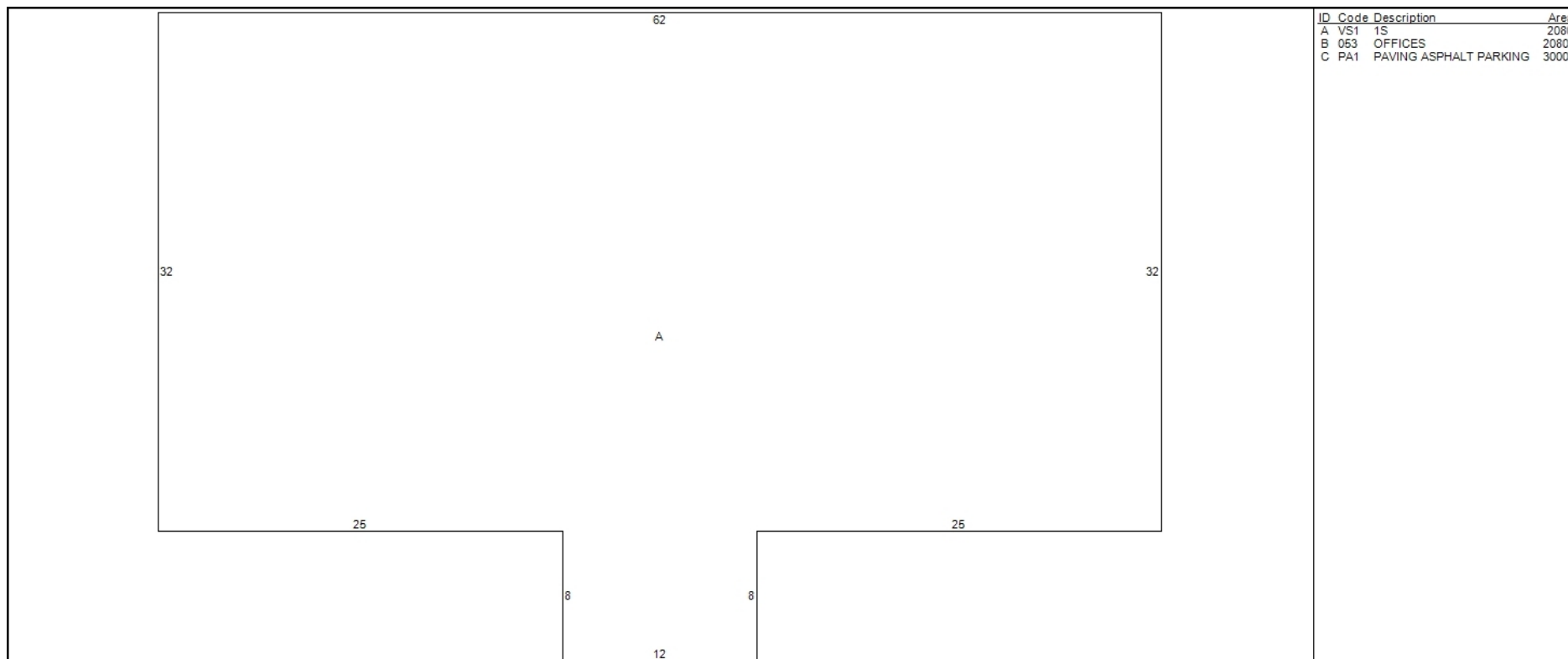
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	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
04	S	001	Office Low Rise 1-3 Sto	0	2,080	10.00		20,800	15		0	17,680	35			6,188	6,188	11,492

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	2,080
								Replace, Cost New Less Depr	117,640
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	90
								Final Building Value	105,876
								Value per SF	50.90

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	11,492
								Capitalization Rate	0.112000
								Sub total	102,607
								Residual Land Value	
								Final Income Value	102,607
								Total Gross Rent Area	2,080
								Total Gross Building Area	2,080