

Situs : 461 MONTELLO ST		PARCEL ID: 112-017		Class : 013		Card: 1 of 1		Printed: October 29, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ASACKER ALINA 461 MONTELLO ST BROCKTON MA 02301 04430/00258			Living Units 2 Neighborhood 474 Alternate ID 60-1 Vol / Pg 04430/00258 District Zoning C2 Class COMMERCIAL						
Property Notes									
ALINA'S HAIR DESIGN									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	5,656		104,110					
Total Acres: .1298 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		104,100	104,100	104,100	99,200				
Building		141,500	134,100	141,500	147,900				
Total		245,600	238,200	245,600	247,100				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag INCOME APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
4430/258									

Inspection Witnessed By _____

Situs : 461 MONTELLO ST
Parcel Id: 112-017
Class: 013

Card: 1 of 1

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1901 /
 Building # 1
 Structure Type Residential 1 Family
 Identical Units 1
 Total Units 3
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
3	Porch, Open		1	48		1
2	Porch, Open Upper		1	24		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	825	116	Unfin Res Bsmt	8	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	None	2	2
2	01	01	100	693	82	Dw g Conv-Sales	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3
3	01	01	100	462	54	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3
4	02	02	100	825	116	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	825	Unfin Res Bsmt		30	5,490
2	693	Dw g Conv-Sales		50	30,660
3	462	Apartment		50	34,600
4	825	Apartment		50	59,200

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1980	1	3,000	1	3,000		3 3	4,120

Situs : 461 MONTELO ST

Parcel Id: 112-017

Class: 013

Card: 1 of 1

Printed: October 29, 2020

[illegible]

ID	Code	Description	Area
A	VS1	1S	330
B	VB2	2S/B	826
C	VEC	MISC VECTOR	24
D	VW1	1S WD DK	48
E	O91	UNFIN RES BSMT	825*
F	O26	DWG CONV-SALES	693*
G	O11	APARTMENT	462*
H	O11	APARTMENT	825*
I	RP1	PORCH, OPEN	48*
J	RP3	PORCH, OPEN UPPER	24*
K	PA1	PAVING ASPHALT PARKING	3000*

Additional Property Photos



Situs : 461 MONTELLO ST

Parcel Id: 112-017

Class: 013

Card: 1 of 1

Printed: October 29, 2020

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
00	S	Shell Income Use Group	0	825						0							
01	A	001 Apartments/Per Unit	2	1,287		125	30,375	5		0	28,856	40			11,542	11,542	17,314
23	S	002 Converted & Multi Retail	0	693	9.50	125	8,229	12.5		0	7,200	30			2,160	2,160	5,040

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	1	1	\0	1	11,400	11,400
2	011 Apartment	1	2	\0	1	12,900	12,900

Building Cost Detail - Building 1 of 1

Total Gross Building Area	2,805
Replace, Cost New Less Depr	129,950
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	129,950
Value per SF	46.33

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	22,354
Capitalization Rate	0.091000
Sub total	245,648
Residual Land Value	
Final Income Value	245,648
Total Gross Rent Area	1,980
Total Gross Building Area	2,805