

Situs : 451 MONTELLO ST		PARCEL ID: 112-018		Class : 332		Card: 1 of 1		Printed: October 29, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MCDANNA ONEIL 451 MONTELLO ST BROCKTON MA 02301 37686/325 09/03/2009			Living Units Neighborhood 474 Alternate ID 61-2 Vol / Pg 37686/325 District Zoning C2 Class COMMERCIAL						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	6,442		108,070					
Total Acres: .1479 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		108,100	108,100	108,100	102,900				
Building		35,300	35,300	-24,000	27,900				
Total		143,400	143,400	84,100	130,800				
Manual Override Reason									
Value Flag		COST APPROACH		Base Date of Value	1/1/2020				
Gross Building:				Effective Date of Value	1/1/2020				
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
05/14/13	S58187	0	BLDG Sign	100					
02/21/06	45912	0	BLDG Sign	0					
07/07/04	42167	0	BLDG 3 X 8 Flat Sign	0					
10/23/03	40699	1,000	BLDG Install Shtrock	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/03/09	100,000	Land + Bldg	Sale After Foreclosure	37686/325					
11/07/08	124,000	Land + Bldg	Repossession	36516/76					
02/04/04	1	Land + Bldg	Transfer Of Convenience	27496/345					
07/18/03	78,000	Land + Bldg	Valid Sale	25835/1					

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1975 /
Building # 1
Structure Type Warehouse
Identical Units 1
Total Units 1
Grade D+
Covered Parking
Uncovered Parking
DBA ALWAYS EZ AUTO
RENT+RPR

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Ovrhd Dr-Mtr-Op-Wd-Mt		10	12		2

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	480	92	Dw g Conv-Office	9	Frame	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	3	2
2	01	01	100	900	94	Auto Parts/Service	9	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	480	Dw g Conv-Office		40	19,450
2	900	Auto Parts/Service		40	16,490

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1975	1	2,400	1	2,400		3 3	3,290

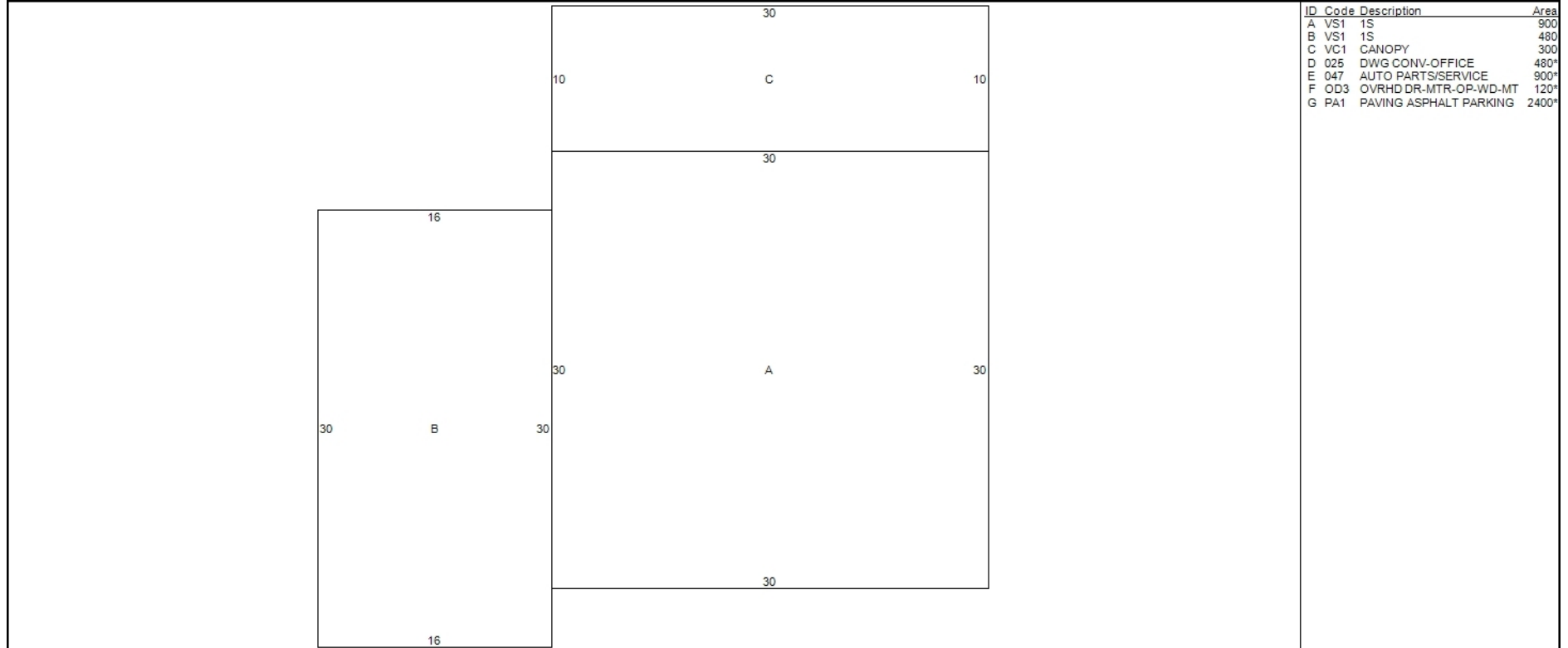
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Additional Property Photos



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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
11	S	001	Auto Service	0	900	9.00		8,100	7.5		0	7,493	15			1,124	1,124	6,369
24	S	002	Converted & Multi Office	0	480	9.50		4,560	12.5		0	3,990	30			1,197	1,197	2,793

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	1,380
								Replace, Cost New Less Depr	35,940
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	90
								Final Building Value	32,346
								Value per SF	23.44

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	9,162
								Capitalization Rate	0.109000
								Sub total	84,055
								Residual Land Value	
								Final Income Value	84,055
								Total Gross Rent Area	1,380
								Total Gross Building Area	1,380