

Situs : LAWRENCE ST

PARCEL ID: 112-025

Class : 390

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

430 MAIN STREET REALTY LLC
385 N MAIN ST
BROCKTON MA 02301
42185/96 11/01/2012

GENERAL INFORMATION

Living Units
Neighborhood 441
Alternate ID 42-2
Vol / Pg 42185/96
District
Zoning C2
Class COMMERCIAL



Property Notes

W/ 430 MAIN LOT 112-26

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|--------------------------------------|------|-------------------|-------------|--------|
| Secondary | SF | 2,745 | | 13,830 |
| Total Acres: .063 Spot: Location: | | | | |

Assessment Information

| | Appraised | Cost | Income | Prior |
|----------------------------------|---------------|--------|--------|--------|
| Land | 13,800 | 13,800 | 0 | 13,200 |
| Building | 3,700 | 3,700 | 0 | 3,000 |
| Total | 17,500 | 17,500 | 0 | 16,200 |
| 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 |
|------|----|------------|--------|
| | | | |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|-------|---------|------------|
| | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|--------------------------|----------------|------------|----------------------------|
| 09/28/18 | 335,000 | Land Only | Sale Of Multiple Parcels | 50349/255 | Quit Claim | 430 MAIN STREET REALTY LLC |
| 11/01/12 | | Land + Bldg | Transfer Of Convenience | 42185/96 | | |

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 |
|------|------|-----|-------|-------|---------|-------------|------|------|-----|-------|-------|---------|-------------|
|------|------|-----|-------|-------|---------|-------------|------|------|-----|-------|-------|---------|-------------|

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 | 1950 | 1 | 2,700 | 1 | 2,700 | | 3 3 | 3,710 |
|---|----------|------|---|-------|---|-------|--|-----|-------|

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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 | | | |
| | | | | | | | | 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 | | | |