

Situs : 444 MAIN ST	PARCEL ID: 112-027	Class : 335	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION	
444 MAIN STREET REALTY LLC 385 N MAIN ST BROCKTON MA 02301 44342/164 05/22/2014	Living Units Neighborhood 441 Alternate ID 383 Vol / Pg 44342/164 District Zoning C2 Class COMMERCIAL	

Property Notes
WITH 112-025R

Land Information										
<table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Type</th> <th style="text-align: left;">Size</th> <th style="text-align: left;">Influence Factors</th> <th style="text-align: left;">Influence %</th> <th style="text-align: left;">Value</th> </tr> <tr> <td>Primary</td> <td>SF 16,274</td> <td>Location</td> <td>90</td> <td>299,480</td> </tr> </table>	Type	Size	Influence Factors	Influence %	Value	Primary	SF 16,274	Location	90	299,480
Type	Size	Influence Factors	Influence %	Value						
Primary	SF 16,274	Location	90	299,480						
Total Acres: .3736 Spot:										
Location:										

Assessment Information																				
<table style="width:100%; border-collapse: collapse;"> <tr> <th></th> <th style="text-align: right;">Appraised</th> <th style="text-align: right;">Cost</th> <th style="text-align: right;">Income</th> <th style="text-align: right;">Prior</th> </tr> <tr> <td>Land</td> <td style="text-align: right;">299,500</td> <td style="text-align: right;">299,500</td> <td style="text-align: right;">299,500</td> <td style="text-align: right;">225,200</td> </tr> <tr> <td>Building</td> <td style="text-align: right;">269,400</td> <td style="text-align: right;">278,100</td> <td style="text-align: right;">269,400</td> <td style="text-align: right;">343,700</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">568,900</td> <td style="text-align: right;">577,600</td> <td style="text-align: right;">568,900</td> <td style="text-align: right;">568,900</td> </tr> </table>		Appraised	Cost	Income	Prior	Land	299,500	299,500	299,500	225,200	Building	269,400	278,100	269,400	343,700	Total	568,900	577,600	568,900	568,900
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<div style="text-align: right; margin-right: 50px;"> Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 </div>																				
Value Flag INCOME APPROACH Gross Building:																				

Entrance Information								
<table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Date</th> <th style="text-align: left;">ID</th> <th style="text-align: left;">Entry Code</th> <th style="text-align: left;">Source</th> </tr> <tr> <td>05/31/18</td> <td>CP</td> <td>Field Review</td> <td>Other</td> </tr> </table>	Date	ID	Entry Code	Source	05/31/18	CP	Field Review	Other
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Sales/Ownership History																												
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Building Information

Year Built/Eff Year 1950 / 2000
Building # 1
Structure Type Car Wash - Automatic
Identical Units 1
Total Units 1
Grade B
Covered Parking
Uncovered Parking
DBA MAIN ST EXPRESS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Patio, Flgst-Snd-Bse		1	120		1
1	Overhead Dr-Wood/Mtl		8	8		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	01	01	100	3,712	336	Car Wash Automatic	14	Concrete Bl	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,712	Car Wash Automatic		60	171,680

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1975	1	9,000	1	9,000	C	3	4	13,730

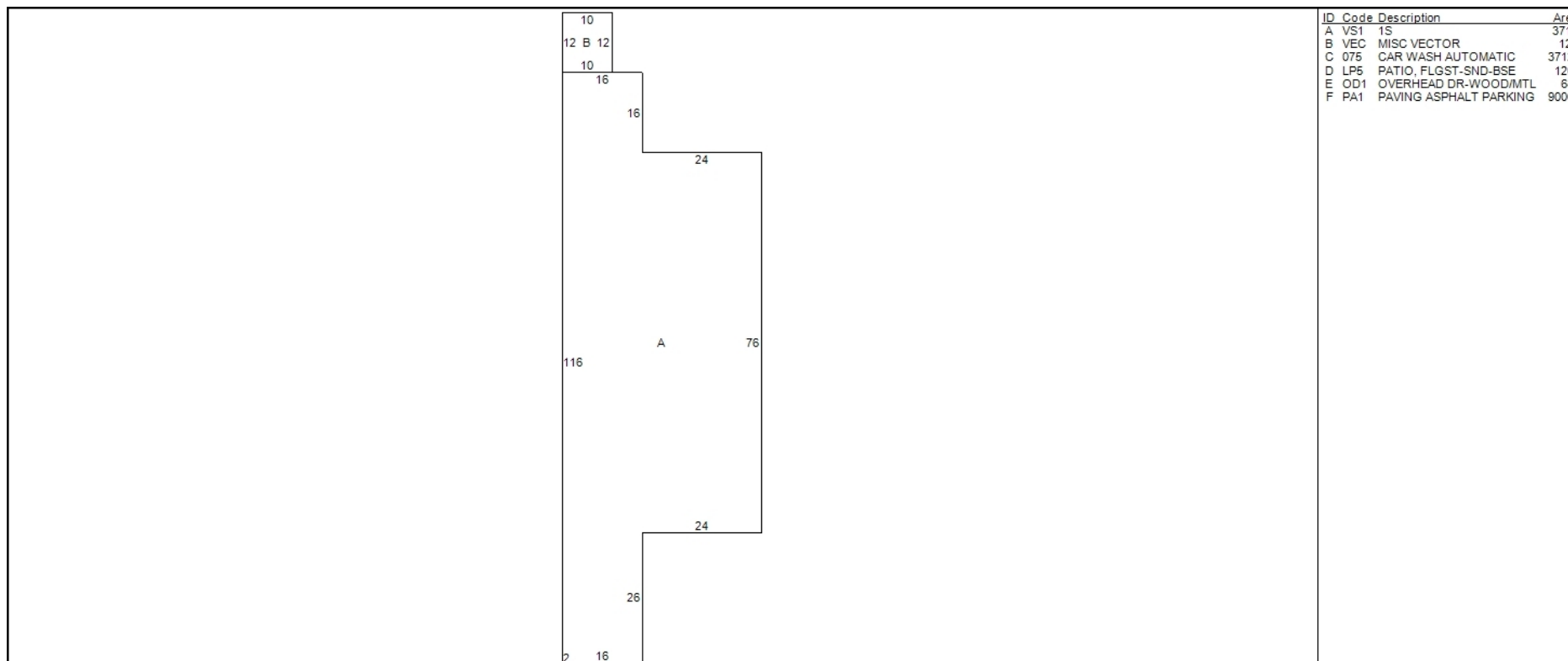
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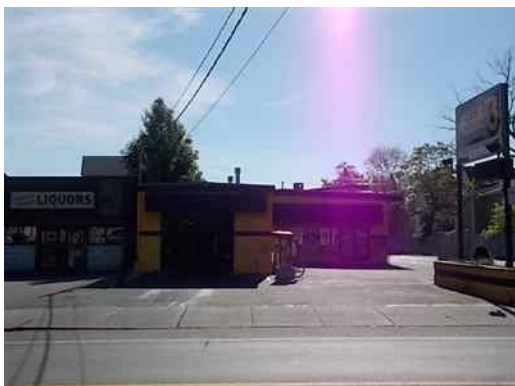
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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
03	S	002	General Retail Model	0	3,712	12.50	180	83,520	10		0	75,168	25	70		13,154	13,154	62,014

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	3,712
								Replace, Cost New Less Depr	171,680
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	150
								Final Building Value	257,520
								Value per SF	69.38

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	62,014
		Capitalization Rate	0.109000
		Sub total	568,936
		Residual Land Value	
		Final Income Value	568,936
		Total Gross Rent Area	3,712
		Total Gross Building Area	3,712