

Situs : 452 MAIN ST

PARCEL ID: 112-029

Class: 960

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

PHELMORE BESSIE
NATHANIEL WILLIAMS TRS ET AL
154 THATCHER ST
BROCKTON MA 02302
03107/00284

GENERAL INFORMATION

Living Units
Neighborhood 441
Alternate ID 385
Vol / Pg 03107/00284
District
Zoning C2
Class EXEMPT

Property Notes



112-029 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,012		100,860
Total Acres: .1151 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	100,900	100,900	0	96,100
Building	262,000	262,000	0	235,900
Total	362,900	362,900	0	332,000
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
04/14/15	B61876	1,200	BLDG Flood Damage	0
11/07/11	55719	12,000	BLDG Roof Repair	0
05/11/99	30670	2,500	BLDG Redo Roof Left	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3107/284		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1905 /
Building # 1
Structure Type Religious
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA FULL GOSPEL
TABARNACLE

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		1	70		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	2,686	244	Religious Inst	10	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
2	01	01	100	2,913	256	Religious Inst	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,686	Religious Inst		45	98,390
2	2,913	Religious Inst		45	163,630

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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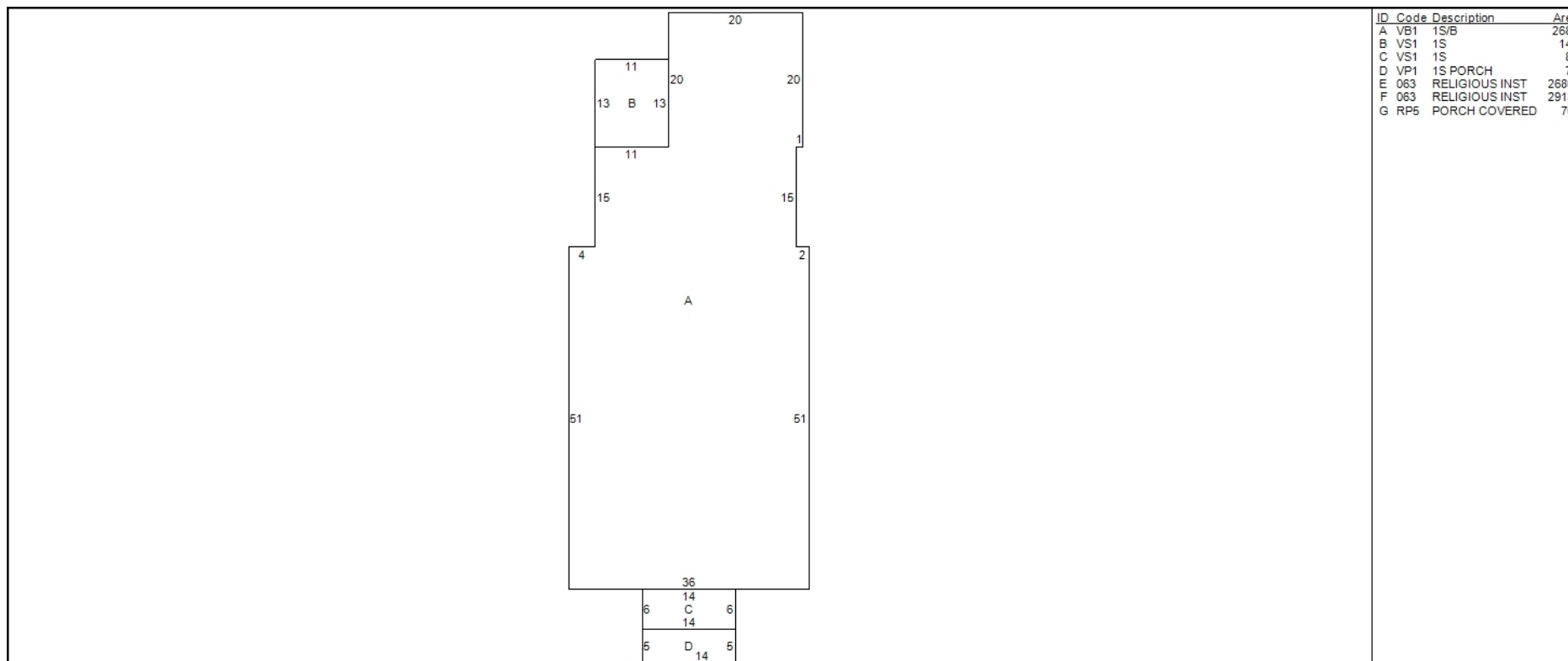
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	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	5,599						0							

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	5,599
								Replace, Cost New Less Depr	262,020
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	262,020
								Value per SF	46.80

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	
								Total Gross Building Area	5,599