

Situs : 466 MAIN ST	PARCEL ID: 112-042	Class: 111	Card: 1 of 1	Printed: November 13, 2020
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CURRENT OWNER	GENERAL INFORMATION
SOUTHSHORE CO OPERATIVE BANK PO BOX 1842 BROCKTON MA 02303 11641/00027	Living Units 7 Neighborhood 4412 Alternate ID 386 Vol / Pg 11641/00027 District Zoning C2 Class APARTMENT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	U	7.00		161,000
Total Acres: .1506 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	161,000	161,000	161,000	103,500
Building	455,300	469,000	455,300	514,300
Total	616,300	630,000	616,300	617,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag INCOME APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/03/12	56734	30,000	BLDG	Repair Fire Dam	0
01/25/05	L	0	BLDG	Lgus	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11641/27						

Inspection Witnessed By _____

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Card: 1 of 1

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Building Information

Year Built/Eff Year 1909 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 7
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open		1	180			1								
3	Porch, Open Upper		1	180			1								
4	Porch, Open Upper		1	180			1								
2	Porch, Open		1	48			2								
3	Porch, Open Upper		1	48			2								
4	Porch, Open Upper		1	48			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	B1	B1	100	2,022	268	Support Area	8	None	Wood Frame/Joist/B	None	None	None	None	3	3
2	01	01	100	2,022	268	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	4
3	02	02	100	2,022	268	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	03	03	100	2,022	268	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,022	Support Area		45	15,380
2	2,022	Apartment		50	167,210
3	2,022	Apartment		45	143,220
4	2,022	Apartment		45	143,220

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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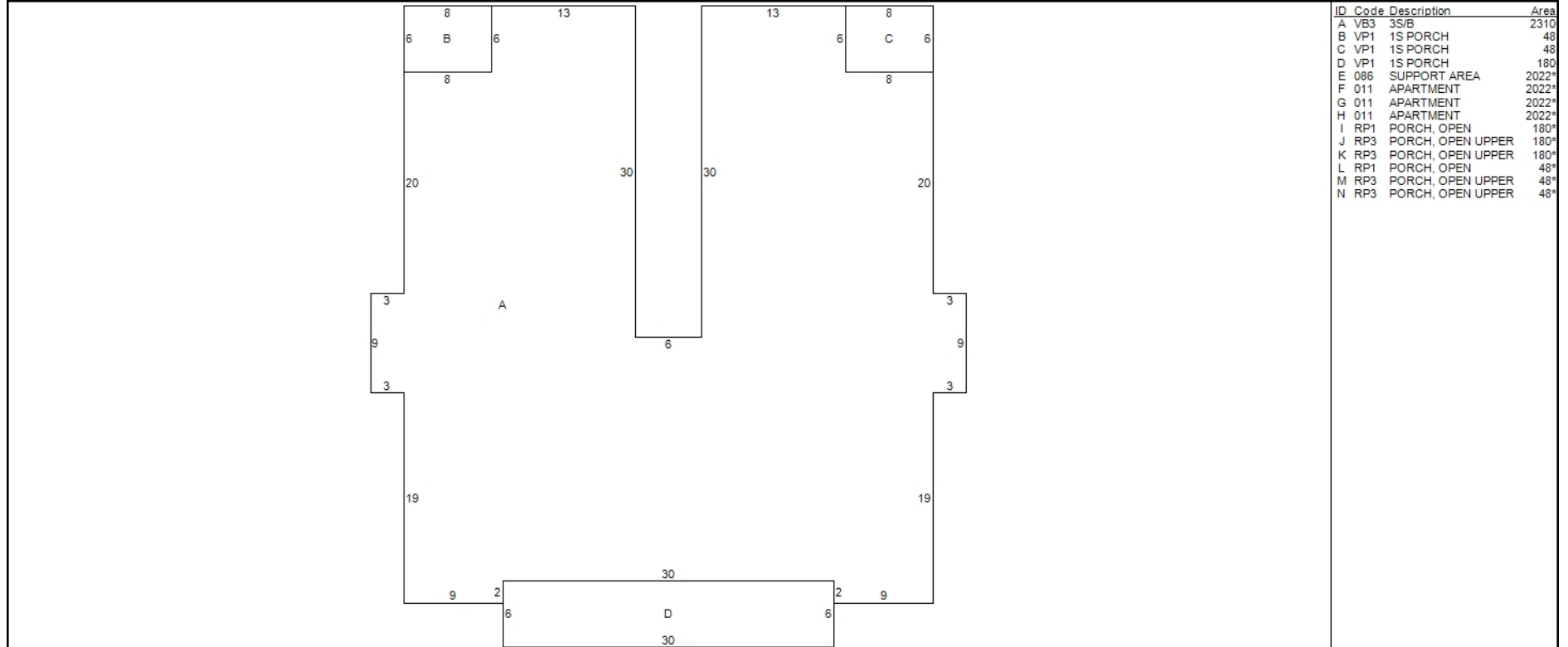
Situs : 466 MAIN ST

Parcel Id: 112-042

Class: 111

Card: 1 of 1

Printed: November 13, 2020



Additional Property Photos



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Class: 111

Card: 1 of 1

Printed: November 13, 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							0							
01	A	002 Apartments/Per Unit	7	6,066		95	83,790	5		0	79,601	40			31,840	31,840	47,761

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	0	10	2	9,600	19,200
2	011 Apartment	5	2	10	5	13,800	69,000

Building Cost Detail - Building 1 of 1

Total Gross Building Area	8,088
Replace, Cost New Less Depr	469,030
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	469,030
Value per SF	57.99

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	47,761
Capitalization Rate	0.077500
Sub total	616,271
Residual Land Value	
Final Income Value	616,271
Total Gross Rent Area	8,088
Total Gross Building Area	8,088