

Situs : 472 MAIN ST	PARCEL ID: 112-043	Class : 331	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
BORR ROBERT S & SAM H BORR TRUSTEES 43 N MONTELLO ST BROCKTON MA 02301 06533/00146	Living Units Neighborhood 441 Alternate ID 387 Vol / Pg 06533/00146 District Zoning C2 Class COMMERCIAL

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,288			132,490
Total Acres: .2591 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	132,500	132,500	132,500	126,200
Building	248,800	254,500	248,800	231,200
Total	381,300	387,000	381,300	357,400
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
05/02/05	43916	0	BLDG	New Faces/Sign	0
11/12/04	43004	0	BLDG	Wall Sign	0
11/06/01	35727	2,500	BLDG	Rem Office, She	100
10/27/00	33743	10,000	BLDG	Rubber Roof/Fla	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				6533/146		

Inspection Witnessed By _____

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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	1,485	74	Retail Store	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
2	01	01	100	3,465	174	Warehouse	14	Brick & Con	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	01	01	100	3,920	272	Warehouse	17	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,485	Retail Store	50		49,850
2	3,465	Warehouse	50		85,930
3	3,920	Warehouse	50		115,030

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Paving Asp	1980	1	2,000	1	2,000	C	3	4	3,660

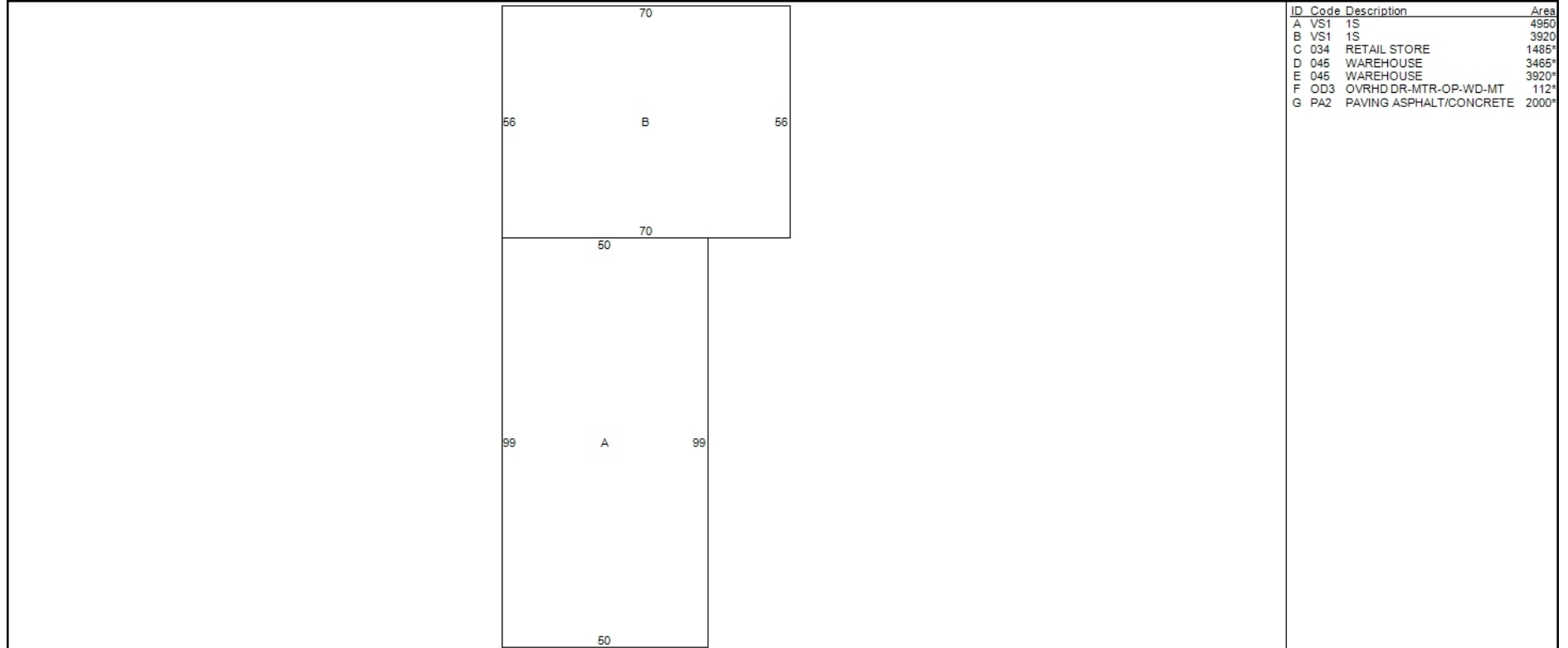
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Additional Property Photos

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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
03	S	002 General Retail Model	0	1,485	12.50	106	19,676	10		0	17,708	25			4,427	4,427	13,281
12	S	001 Warehouse	0	7,385	5.00	106	39,141	15		0	33,270	15			4,991	4,991	28,279

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	8,870
Replace, Cost New Less Depr	250,810
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	250,810
Value per SF	28.28

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	41,560
Capitalization Rate	0.109000
Sub total	381,284
Residual Land Value	
Final Income Value	381,284
Total Gross Rent Area	8,870
Total Gross Building Area	8,870