

Situs : 488 MAIN ST		PARCEL ID: 112-044		Class : 332		Card: 1 of 1		Printed: October 29, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BORR ROBERT S SAM H BORR TRUSTEES 43 N MONTELLLO ST BROCKTON MA 02301 06533/00146			Living Units Neighborhood 441 Alternate ID 388 Vol / Pg 06533/00146 District Zoning C2 Class COMMERCIAL						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary		SF	11,880		135,480				
Total Acres: .2727 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		135,500	135,500	135,500	129,000				
Building		124,200	130,800	124,200	127,100				
Total		259,700	266,300	259,700	256,100				
Manual Override Reason									
Value Flag		INCOME APPROACH		Base Date of Value	1/1/2020				
Gross Building:				Effective Date of Value	1/1/2020				
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			
6533/146									

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1950 /
Building # 1
Structure Type Auto Service Garag
Identical Units 1
Total Units 1
Grade C
Covered Parking
Uncovered Parking
DBA FERNANDO TIRE
CTR

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
3	Ovrhd Dr-Mtr-Op-Wd-Mt		12	10		2							
1	Ovrhd Dr-Mtr-Op-Wd-Mt		10	10		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	01	01	100	1,760	124	Auto Parts/Service	16	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	4
2	M1	M1		600		Warehouse	6	None	None	None	Hot Air	None	None	3	3
3	01	01	100	1,344	152	Auto Parts/Service	18	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	1,760	Auto Parts/Service		60	76,550
2	600	Warehouse		45	1,540
3	1,344	Auto Parts/Service		45	52,660

Outbuilding Data

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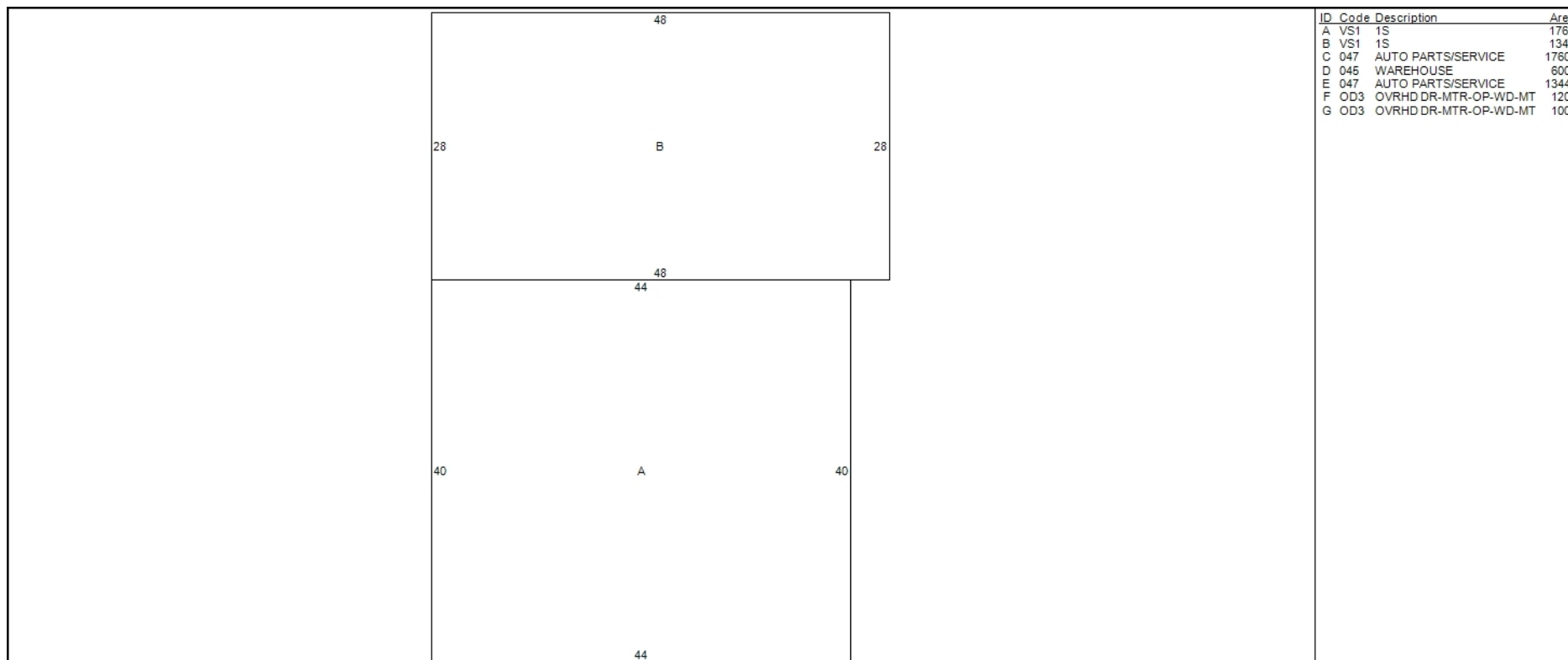
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Additional Property Photos



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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
11	S	002 Auto Service	0	3,104	12.00	90	33,523	7.5		0	31,009	15			4,651	4,651	26,358
12	S	001 Warehouse	0	600	5.00	90	2,700	15		0	2,295	15			344	344	1,951

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	3,704
								Replace, Cost New Less Depr	130,750
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	130,750
								Value per SF	35.30

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	28,309
								Capitalization Rate	0.109000
								Sub total	259,716
								Residual Land Value	
								Final Income Value	259,716
								Total Gross Rent Area	3,704
								Total Gross Building Area	3,704