

Situs : 770 MAIN ST

PARCEL ID: 114-006

Class : 332

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

LAHAM FREDERICK M
ELIZABETH LAHAM
770 MAIN ST
BROCKTON MA 02301
15357/320

GENERAL INFORMATION

Living Units
Neighborhood 441
Alternate ID 410
Vol / Pg 15357/320
District
Zoning C2
Class COMMERCIAL

Property Notes



114-006 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	18,072		166,680
Total Acres: .4149 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	166,700	166,700	166,700	158,800
Building	93,000	100,400	93,000	100,900
Total	259,700	267,100	259,700	259,700
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
02/02/00	32140	6,700	BLDG 2 Winds, 9 Pane	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/29/97	125,000	Land + Bldg	Court Order/Decree	15357		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1982 /
Building # 1
Structure Type Auto Service Garag
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA LAHAM'S AUTO
SERVICE

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Overhead Dr-Wood/Mtl		10	10		4

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	2,500	200	Auto Parts/Service	14	Metal, Light	Pre-Engineered Stee	Normal	Hot Air	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,500	Auto Parts/Service		60	79,830

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1982			1	15,000		3	3	20,590

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	<div>50</div> <div>50</div> <div>A</div> <div>50</div> <div>50</div>		<table> <thead> <tr> <th>ID</th><th>Code</th><th>Description</th><th>Area</th></tr> </thead> <tbody> <tr> <td>A</td><td>VS1</td><td>1S</td><td>2500</td></tr> <tr> <td>B</td><td>047</td><td>AUTO PARTS/SERVICE</td><td>2500*</td></tr> <tr> <td>C</td><td>OD1</td><td>OVERHEAD DR-WOOD/MTL</td><td>100*</td></tr> <tr> <td>D</td><td>PA1</td><td>PAVING ASPHALT PARKING</td><td>15000*</td></tr> </tbody> </table>	ID	Code	Description	Area	A	VS1	1S	2500	B	047	AUTO PARTS/SERVICE	2500*	C	OD1	OVERHEAD DR-WOOD/MTL	100*	D	PA1	PAVING ASPHALT PARKING	15000*
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	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	2,500	12.00	120	36,000	7.5		0	33,300	15			4,995	4,995	28,305

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	2,500
								Replace, Cost New Less Depr	79,830
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	79,830
								Value per SF	31.93

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	28,305
								Capitalization Rate	0.109000
								Sub total	259,679
								Residual Land Value	
								Final Income Value	259,679
								Total Gross Rent Area	2,500
								Total Gross Building Area	2,500