Date

ID

BROCKTON

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

Source



114-006 03/22/2020

Property Note:

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

Entrance Information

Entry Code

	Asses	sment Info	ormation		
	Ар	praised	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		
		Ba	se Date of Value	1/1/2020	
Value Flag Gross Building:	INCOME A PPROA CH	Effect	ive Date of Value	1/1/2020	

			Permit Infor	mation	
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							



COMMERCIAL PROPERTY RECORD CARD

Line Type

1 Overhead Dr-Wood/Mtl

BROCKTON

+/- Meas1 Meas2 # Stops Ident Units

Card: 1 of 1 Printed: October 29, 2020 Situs: 770 MAIN ST Parcel Id: 114-006 Class: 332

10

10

2021

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

Meas1 Meas2 # Stops Ident Units Line Type

Building Other Features

Line Level From - To Int Fin Area Perim Use T 1 01 01 100 2,500 200 Auto F		Construction Partition	ions Heating Cooling	Plumbing Physical	Functional
1 01 01 100 2 500 200 Auto F					
2,000	Parts/Service 14 Metal, Light	Pre-Engineered Stee Normal	al Hot Air None	Normal 4	4

	Interior/Exterior Valuation Detail										
Line	Area	Use Type	% Good % Complete	Use Value/RCNLD	Line	Туре					
1	2,500	Auto Parts/Service	60	79,830	1	Asph Pav					

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

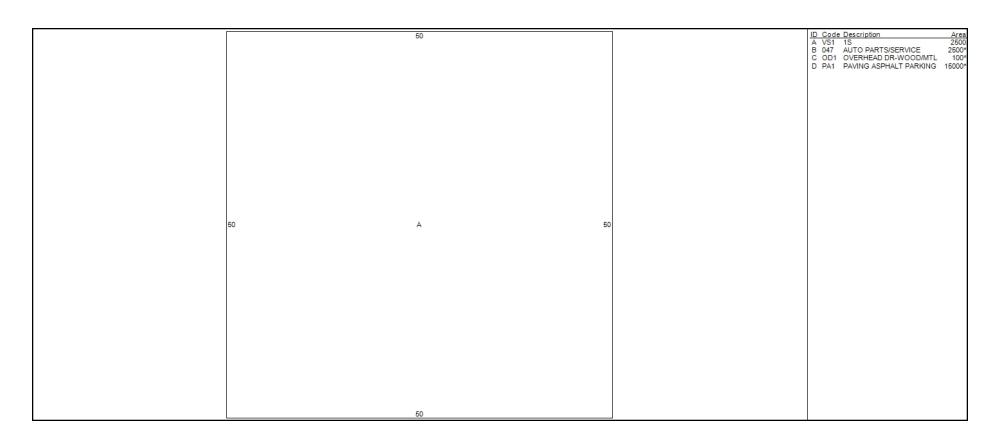
Outbuilding Data



COMMERCIAL PROPERTY RECORD CARD 2021

BROCKTON

 Situs: 770 MAIN ST
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 Class: 332
 Card: 1 of 1
 Printed: October 29, 2020



Addtional Property Photos





COMMERCIAL PROPERTY RECORD CARD

2021

Notes - Building 1 of 1

BROCKTON

Income Summary (Includes all Building on Parcel) Total Net Income

Sub total

Capitalization Rate

Residual Land Value Final Income Value

Total Gross Rent Area

Total Gross Building Area

28,305

0.109000

259,679

259,679

2,500 2,500

Card: 1 of 1 Printed: October 29, 2020 Situs: 770 MAIN ST Class: 332 Parcel Id: 114-006

Income Detail (Includes all Buildings on Parcel)															
Use Mod Inc Model Grp Type ModDescription	Units Net	t Area	Incom e Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj%	•		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 - Buil	ding 1 of 1
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	2,500
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	79,830 100 1 79,830
								Value per SF	31.93