

Situs : 308 MONTELLO ST	PARCEL ID: 135-074	Class: 937	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301 14867/00332	Living Units Neighborhood 474 Alternate ID 305 Vol / Pg 14867/00332 District Zoning C2 Class EXEMPT

Property Notes



135-074 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 31,872			236,230
Total Acres: .7317 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	236,200	236,200	236,200	225,000
Building	979,600	979,600	1,340,900	881,900
Total	1,215,800	1,215,800	1,577,100	1,106,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag COST APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/30/98	29143	15,929	BLDG New Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				14867/332		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1915 /
 Building # 1
 Structure Type Office/Warehouse
 Identical Units 1
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA SCHOOL DEPT
 WHSE

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Load Dock,St Or Conc		10	56			1
2	Canopy Only		26	56			1
1	Sprinkler Sys Wet		64,299	1			1

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	12,000	470	Support Area	8	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Below No	2	2
2	01	01	100	12,000	470	Warehouse	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	2	2
3	02	02	100	12,000	470	Warehouse	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	2	2
4	03	03	100	12,000	470	Warehouse	13	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	2	2
5	01	01	100	2,652	150	Retail Store	18	Metal, Sand	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	2	2
6	B1	B1	100	2,700	158	Support Area	8	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Below No	2	2
7	01	01	100	2,700	158	Multi-Use Office	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	2	2
8	01	01	100	8,247	316	Multi Use Storage	20	Brick Or Stc	Wood Frame/Joist/B	Normal	None	None	Below No	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	12,000	Support Area		30	208,470
2	12,000	Warehouse		30	178,310
3	12,000	Warehouse		30	145,760
4	12,000	Warehouse		30	149,040
5	2,652	Retail Store		30	55,220
6	2,700	Support Area		30	33,840
7	2,700	Multi-Use Office		30	77,640
8	8,247	Multi Use Storage		30	131,330

Outbuilding Data

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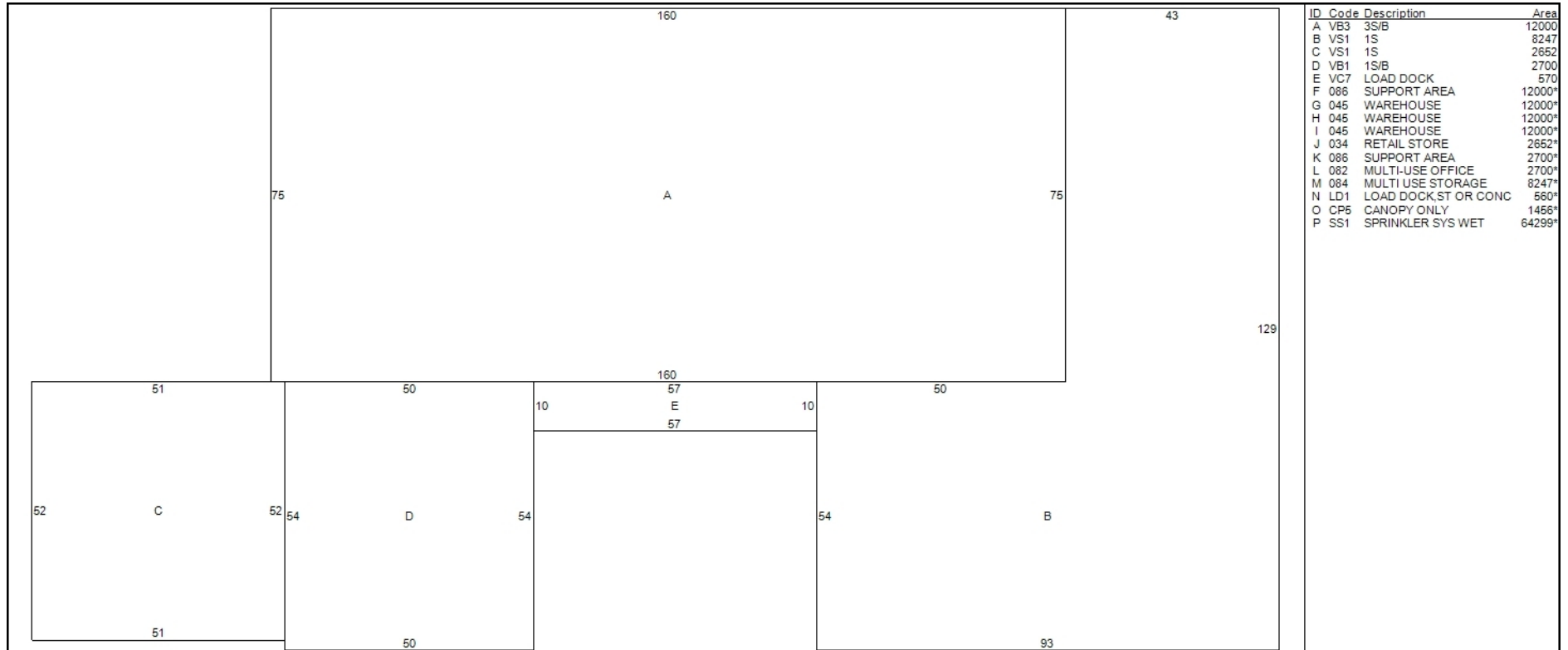
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Additional Property Photos



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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
00	S	Shell Income Use Group	0							0							
03	S	001 General Retail Model	0	2,652	10.00		26,520	15		0	22,542	25			5,636	5,636	16,906
05	S	001 Muse Strg/Hvy Man/Mi	0	8,247	2.00		16,494	20		0	13,195	30			3,959	3,959	9,236
12	S	001 Warehouse	0	36,000	5.00		180,000	15		0	153,000	15			22,950	22,950	130,050
24	S	002 Converted & Multi Office	0	2,700	9.50		25,650	12.5		0	22,444	30			6,733	6,733	15,711

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	64,299
								Replace, Cost New Less Depr	979,610
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	979,610
								Value per SF	15.24

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	171,903
								Capitalization Rate	0.109000
								Sub total	1,577,092
								Residual Land Value	
								Final Income Value	1,577,092
								Total Gross Rent Area	64,299
								Total Gross Building Area	64,299