

Situs : 211 CRESCENT ST		PARCEL ID: 136-024		Class : 937		Card: 1 of 1		Printed: October 29, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301 1195/100 01/01/1800			Living Units Neighborhood 451 Alternate ID 184 Vol / Pg 1195/100 District Zoning R2 Class EXEMPT						
Property Notes									
									
136-024 03/22/2020									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	AC	2.1670		666,220					
Total Acres: 2.167 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		666,200	666,200	666,200	634,500				
Building		1,911,200	1,911,200	1,430,400	1,717,600				
Total		2,577,400	2,577,400	2,096,600	2,352,100				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag COST APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
10/24/07	49442	367,000	BLDG Rep Window s	0					
01/21/05	43405	268,800	BLDG Ren Toilet Rms	0					
10/07/03	40575	222,400	BLDG Roof & Masonry	100					
09/02/03	40347	83,000	BLDG Metal Stud Fram	100					
08/27/02	37481	352,608	BLDG 3 Stop Elevator	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
1195/100									

Inspection Witnessed By _____

Situs : 211 CRESCENT ST

Parcel Id: 136-024

Class : 937

Card: 1 of 1

Printed: October 29, 2020

Building Information	
Year Built/Eff Year	1910 /
Building #	1
Structure Type	Office Bldg L/R 1-4s
Identical Units	1
Total Units	
Grade	B
# Covered Parking	
# Uncovered Parking	
DBA	ADULT LEARNING CENTER

Building Other Features															
Line Type		+/-	Meas1	Meas2	# Stops	Ident	Units	Line Type		+/-	Meas1	Meas2	# Stops	Ident	Units
1	Elevator Electric Pasngr		3,000	100			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	6,502	246	Multi Use Storage	11	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
2	B1	B1	100	6,502	246	Multi-Use Office	11	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	01	01	100	10,596	592	Multi-Use Office	13	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	01	01	100	2,408	142	Multi-Use Office	30	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
5	02	02	100	10,596	536	Multi-Use Office	13	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,502	Multi Use Storage	45		228,880
2	6,502	Multi-Use Office	45		257,860
3	10,596	Multi-Use Office	45		554,900
4	2,408	Multi-Use Office	45		162,860
5	10,596	Multi-Use Office	45		498,090

[illegible]

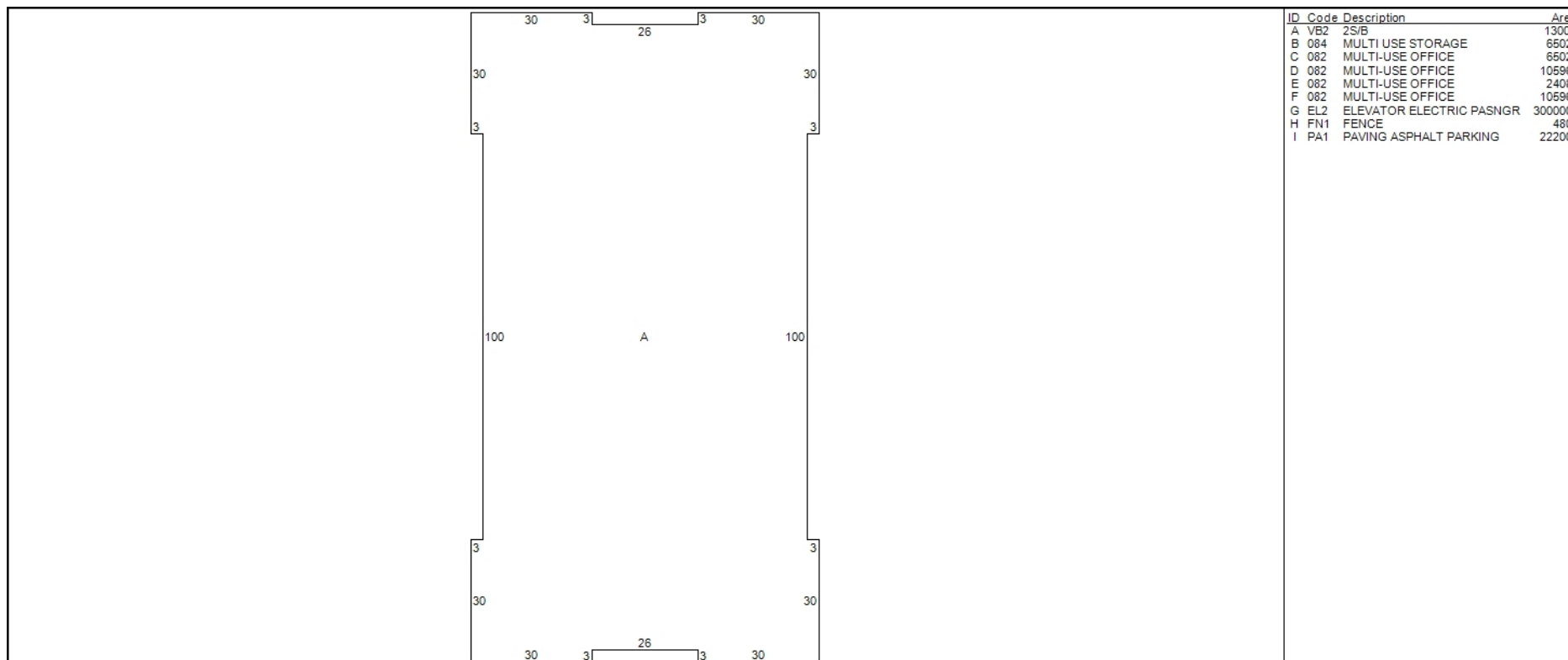
Situs : 211 CRESCENT ST

Parcel Id: 136-024

Class: 937

Card: 1 of 1

Printed: October 29, 2020



Additional Property Photos



Situs : 211 CRESCENT ST	Parcel Id: 136-024	Class: 937	Card: 1 of 1	Printed: October 29, 2020
-------------------------	--------------------	------------	--------------	---------------------------

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
05	S	001 Muse Strg/Hvy Man/Mi	0	6,502	2.00		13,004	20		0	10,403	30			3,121	3,121	7,282
24	S	003 Converted & Multi Office	0	30,102	12.00		361,224	12.5		0	316,071	30			94,821	94,821	221,250

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	36,604
								Replace, Cost New Less Depr	1,702,590
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	1,872,849
								Value per SF	51.17

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	228,532
								Capitalization Rate	0.109000
								Sub total	2,096,624
								Residual Land Value	
								Final Income Value	2,096,624
								Total Gross Rent Area	36,604
								Total Gross Building Area	36,604