

Situs : 373 CENTRE ST

PARCEL ID: 146-034

Class : 111

Card: 1 of 2

Printed: November 13, 2020

CURRENT OWNER

DUONG PHUONG LE
373 CENTRE ST
BROCKTON MA 02302
37561/278

GENERAL INFORMATION

Living Units 5
Neighborhood 4514
Alternate ID 162
Vol / Pg 37561/278
District
Zoning R2
Class COMMERCIAL

Property Notes



146-034 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	5.00		100,000
Total Acres: .2107 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	100,000	100,000	100,000	140,200
Building	341,300	326,200	341,300	304,500
Total	441,300	426,200	441,300	444,700
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
05/12/15	B62099	3,000	BLDG Wndw s/Door	100
11/16/04	43100	4,500	BLDG 12 Winds, Shtrk	0
10/25/04	L	0	BLDG Lgus	0
11/15/01	35783	1,000	BLDG Egress 2nd Flr	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/26/08	248,000	Land + Bldg	Valid Sale	36563/67		
11/08/04	385,000	Land + Bldg	Valid Sale	29427/98		
02/04/02	240,000	Land + Bldg	Valid Sale	21483/164		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1920 /
Building # 1
Structure Type Apartments - Garde
Identical Units 1
Total Units 4
Grade C+
Covered Parking
Uncovered Parking
DBA NO DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open		14	8			1								
2	Porch, Open Upper		14	8			1								
2	Porch, Open		7	3			1								
2	Porch, Open		6	3			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	1,640	171	Unfin Res Bsmt	9	None	Wood Frame/Joist/B	None	None	None	None	2	2
2	01	01	100	1,640	171	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	3	4
3	02	02	100	1,640	171	Apartment	10	Frame	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	1,640	Unfin Res Bsmt		30	12,540
2	1,640	Apartment		50	133,580
3	1,640	Apartment		45	111,740

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	6,000	1	6,000		3	3	8,240

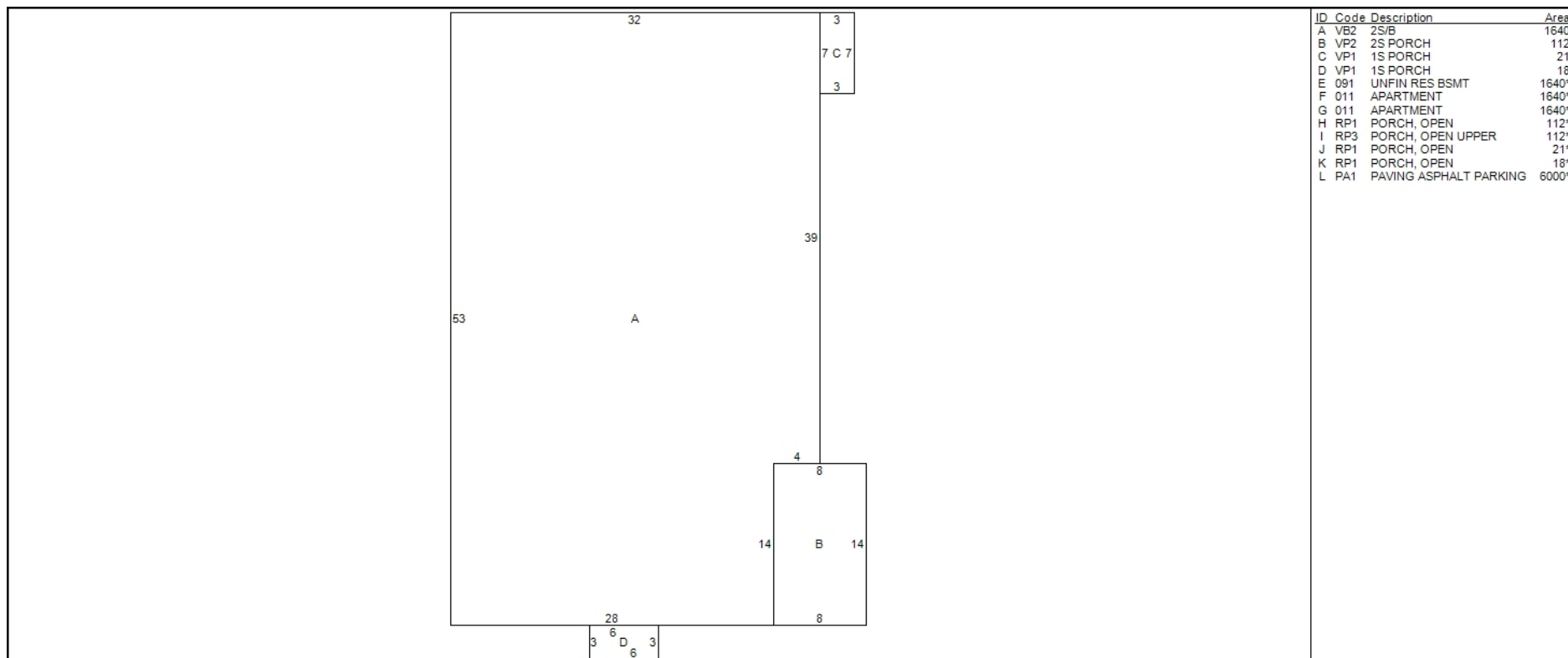
Situs : 373 CENTRE ST

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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
00	S		Shell Income Use Group	0	1,640						0							
01	A	001	Apartments/Per Unit	5	3,936			60,000	5		0	57,000	40			22,800	22,800	34,200

Apartment Detail - Building 1 of 2								Building Cost Detail - Building 1 of 2	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	3	1	10	3	11,400	34,200		
2	011 Apartment	2	2	10	2	12,900	25,800		

Total Gross Building Area	4,920
Replace, Cost New Less Depr	257,860
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	105
Final Building Value	270,753
Value per SF	55.03

Notes - Building 1 of 2		Income Summary (Includes all Building on Parcel)	
		Total Net Income	34,200
		Capitalization Rate	0.077500
		Sub total	441,290
		Residual Land Value	
		Final Income Value	441,290
		Total Gross Rent Area	3,936
		Total Gross Building Area	5,576

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CURRENT OWNER

DUONG PHUONG LE
373 CENTRE ST
BROCKTON MA 02302
37561/278

GENERAL INFORMATION

Living Units	5
Neighborhood	4514
Alternate ID	162
Vol / Pg	37561/278
District	
Zoning	R2
Class	COMMERCIAL

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	5.00		100,000
Total Acres: .2107 Spot: Location:				

Assessment Information

		Appraised	Cost	Income	Prior
	Land	100,000	100,000	100,000	140,200
	Building	341,300	326,200	341,300	304,500
	Total	441,300	426,200	441,300	444,700
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
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/12/15	B62099	3,000	BLDG Wndw s/Door	100
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11/08/04	385,000	Land + Bldg	Valid Sale	29427/98		
02/04/02	240,000	Land + Bldg	Valid Sale	21483/164		

Inspection Witnessed By _____

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Card: 2 of 2

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Building Information

Year Built/Eff Year 1940 /
Building # 2
Structure Type Residential 1 Family
Identical Units 1
Total Units 1
Grade D+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Porch, Open		5	3			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	01	01	100	656	114	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hot Air	Unit	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	656	Apartment		50	44,610

Outbuilding Data

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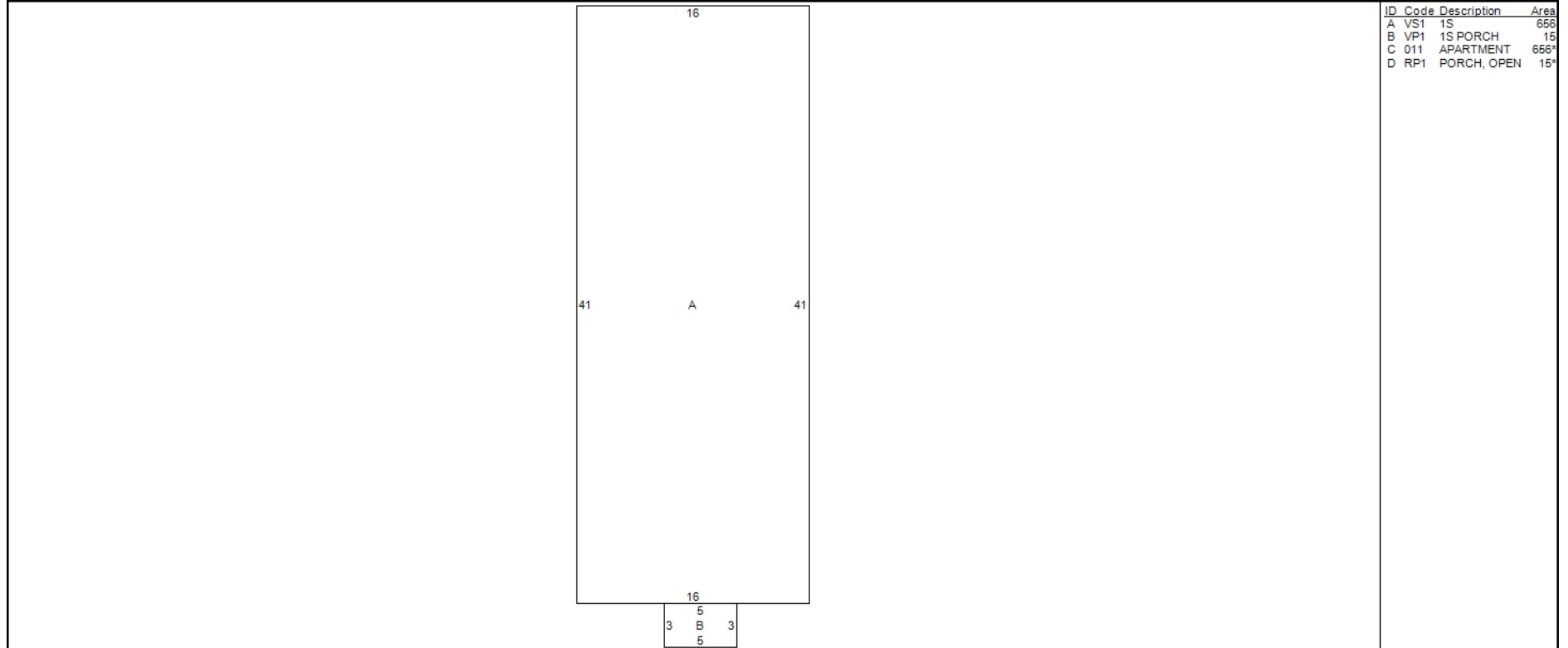
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Additional Property Photos



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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	1,640						0							
01	A	001 Apartments/Per Unit	5	3,936			60,000	5		0	57,000	40			22,800	22,800	34,200

Apartment Detail - Building 2 of 2								Building Cost Detail - Building 2 of 2	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	656
								Replace, Cost New Less Depr	44,610
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	105
								Final Building Value	46,841
								Value per SF	71.40

Notes - Building 2 of 2								Income Summary (Includes all Building on Parcel)	
								Total Net Income	34,200
								Capitalization Rate	0.077500
								Sub total	441,290
								Residual Land Value	
								Final Income Value	441,290
								Total Gross Rent Area	3,936
								Total Gross Building Area	5,576