

Situs : 147 SCHOOL ST	PARCEL ID: 150-046	Class: 316	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
ZANNIS STEPHEN & DOMENIC FALCETTA JR TRUSTEES P O BOX 1975 BROCKTON MA 02303 17751/23 08/09/1999	Living Units Neighborhood 451 Alternate ID 16 Vol / Pg 17751/23 District Zoning I2 Class COMMERCIAL

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,604		137,710
Total Acres: .1746 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	137,700	137,700	137,700	131,100
Building	61,100	61,900	61,100	47,800
Total	198,800	199,600	198,800	178,900
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/09/99	70,000	Land + Bldg	Family Sale	17751/23		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Office/Warehouse
Identical Units 1
Total Units
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
1	Load Dock,St Or Conc		480	1		1							
1	Ovrhd Dr-Mtr-Op-Wd-Mt		8	10		1							
1	Ovrhd Dr-Mtr-Op-Wd-Mt		12	10		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	5,834	316	Warehouse	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	2	2
2	02	02	100	5,834	316	Multi Use Storage	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	1	1

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	5,834	Warehouse		30	96,890
2	5,834	Multi Use Storage		10	26,810

Outbuilding Data

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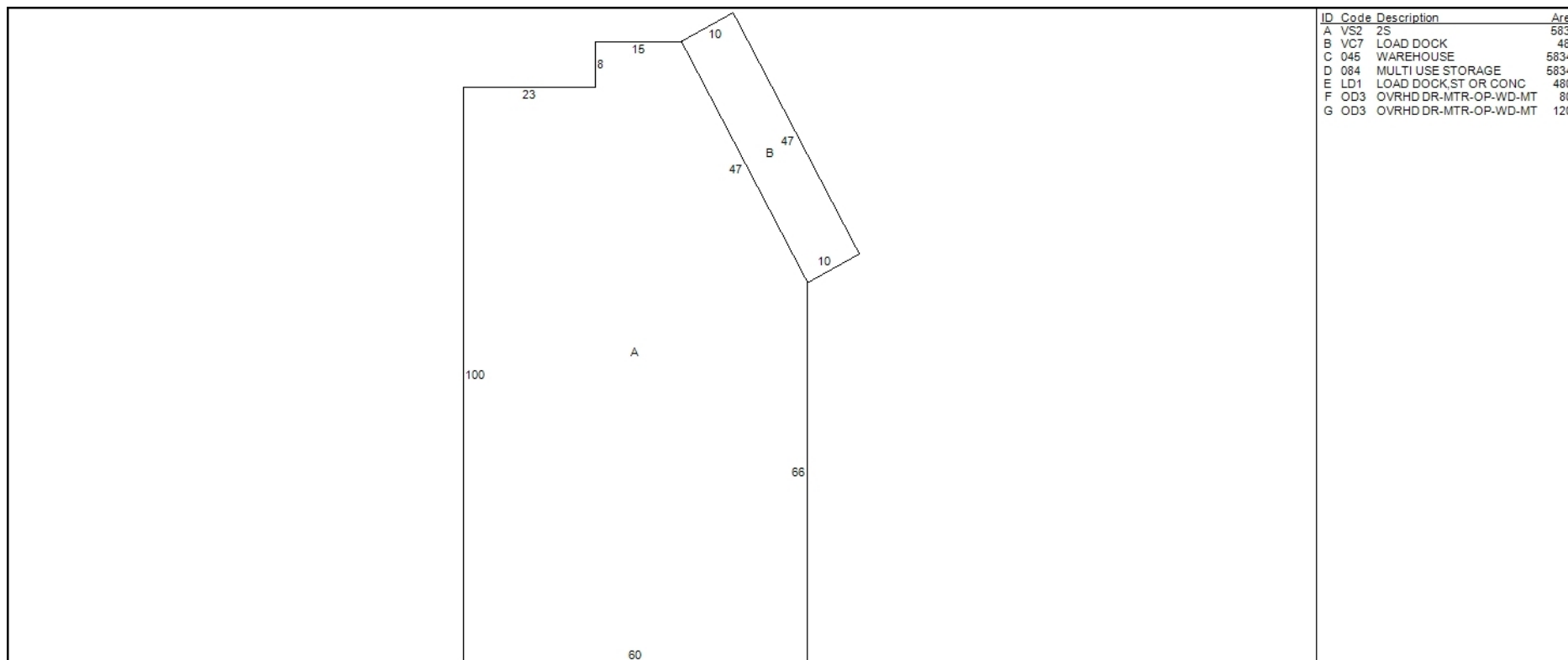
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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	5,834	2.00	65	7,584	20		0	6,067	30			1,820	1,820	4,247
12	S	002	Warehouse	0	5,834	6.00	65	22,753	12		0	20,023	15			3,003	3,003	17,020

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	11,668
								Replace, Cost New Less Depr	123,700
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	50
								Final Building Value	61,850
								Value per SF	5.30

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	21,267
								Capitalization Rate	0.107000
								Sub total	198,757
								Residual Land Value	
								Final Income Value	198,757
								Total Gross Rent Area	11,668
								Total Gross Building Area	11,668