

Situs : 38 MYSTIC ST

PARCEL ID: 154-024

Class : 954

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

NOVA ALIANCA CHURCH OF THE
NAZARENE
38 MYSTIC ST
BROCKTON MA 02302
34574/6 05/24/2007

GENERAL INFORMATION

Living Units
Neighborhood 463
Alternate ID 2A
Vol / Pg 34574/6
District
Zoning R1C
Class EXEMPT



154-024 03/22/2020

Property Notes

EAST SIDE IMPROVEMENT ASSOC.

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	26,698		210,160
Total Acres: .6129 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	210,200	210,200	210,200	200,200
Building	487,400	487,400	215,500	436,600
Total	697,600	697,600	425,700	636,800
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
03/06/08	49849	125,000	BLDG See Notes	0
06/06/05	44174	45,900	BLDG Strip & Re-Roof	0
02/11/98	28525	3,000	BLDG Part V Siding	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/24/07	850,000	Land + Bldg	To/From Exempt Org	34574/6		

Inspection Witnessed By _____

Situation : 38 MYSTIC ST

Parcel Id: 154-024

Class: 954

Card: 1 of 1

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1950 /
Building # 1
Structure Type Social/Fraternal Hall
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Enclosed Entry		9	7		1							
1	Enclosed Entry		15	11		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	7,974	374	Social/Fraternal H	12	Brick & Con	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	7,974	Social/Fraternal Hall		60	459,920

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	18,000		3	3	27,450

Situs : 38 MYSTIC ST

Parcel Id: 154-024

Class : 954



Situs : 38 MYSTIC ST	Parcel Id: 154-024	Class: 954	Card: 1 of 1	Printed: October 29, 2020
----------------------	--------------------	------------	--------------	---------------------------

Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod	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
24	S	002	Converted & Multi Office	0	7,974	9.50		75,753	12.5		0	66,284	30			19,885	19,885	46,399

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	7,974
								Replace, Cost New Less Depr	459,920
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	459,920
								Value per SF	57.68

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	46,399
								Capitalization Rate	0.109000
								Sub total	425,679
								Residual Land Value	
								Final Income Value	425,679
								Total Gross Rent Area	7,974
								Total Gross Building Area	7,974