

Situs : 680 CENTRE ST

PARCEL ID: 155-107

Class : 955

Card: 1 of 4

Printed: October 29, 2020

CURRENT OWNER

BROCKTON HOSPITAL INC
PO BOX 40
NORTH EASTON MA 02356
08300/67459

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 63
Vol / Pg 08300/67459
District
Zoning C5
Class EXEMPT



Property Notes

COMM 2010 PERMIT

DBA: BROCKTON HOSPITAL

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 10.8100			2,959,040
Total Acres: 10.81 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	2,959,000	2,959,000	0	2,818,100
Building	59,116,300	59,116,300	0	53,816,900
Total	62,075,300	62,075,300	0	56,635,000
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
05/10/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/21/20	1423	163,304	REMODEL	
07/29/20	1202	599,000	EXTERIOR	R W S
12/17/19	2332	119,247	REMODEL	
04/29/19	BP-19-663	1,638	OTHER	Tent
08/22/18	69903	116,000	OTHER	Lab Renovation

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
8300/67459						

Inspection Witnessed By _____

Situs : 680 CENTRE ST
Parcel Id: 155-107
Class: 955
Card: 1 of 4
Printed: October 29, 2020
Building Information

Year Built/Eff Year 1984 / 2005
 Building # 1
 Structure Type Hospitals
 Identical Units 1
 Total Units
 Grade A-
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Ovrhd Dr-Mtr-Op-Wd-Mt		64	1		4	2	Truck & Train Wells		11	40		1
2	Dock Levelers					4							
2	Canopy Only		1,745	1		1							
2	Dock Level Floor		40	70		1							
2	Ovrhd Dr-Mtr-Op-Wd-Mt		8	10		4							
2	Dock Levelers					4							
2	Cranew ays		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	B1	B1	100	38,320	1,462	Hospital	12	None	Fire Resistant	Normal	Hot Air	Central	Above No	4	4
2	01	01	100	28,125	2,436	Hospital	12	Brick Or Stc	Fire Resistant	Normal	Hot Air	Central	Above No	4	4
3	02	02	100	81,121	2,573	Hospital	12	Brick Or Stc	Fire Resistant	Normal	Hot Air	Central	Above No	4	4
4	03	03	100	51,011	1,697	Hospital	12	Brick Or Stc	Fire Resistant	Normal	Hot Air	Central	Above No	4	4
5	04	04	100	43,232	1,417	Hospital	12	Brick Or Stc	Fire Resistant	Normal	Hot Air	Central	Above No	4	4
6	05	05	100	25,566	929	Hospital	12	Brick Or Stc	Fire Resistant	Normal	Hot Air	Central	Above No	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	38,320	Hospital	81		6,834,260
2	28,125	Hospital	81		6,207,620
3	81,121	Hospital	81		14,526,240
4	51,011	Hospital	81		9,163,050
5	43,232	Hospital	81		7,758,270
6	25,566	Hospital	81		4,619,390

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1950			1	20,000		3 3	30,500
2	Fence	1950	1	9,500	1	9,500		3 3	20,280
3	Frame Shed	1950	1	900	1	900		3 3	8,290
4	Light - Me	1970			30	1		4 4	25,990
5	Tnk-Fbr Sw	1988			3	1,000	C	3 3	4,680

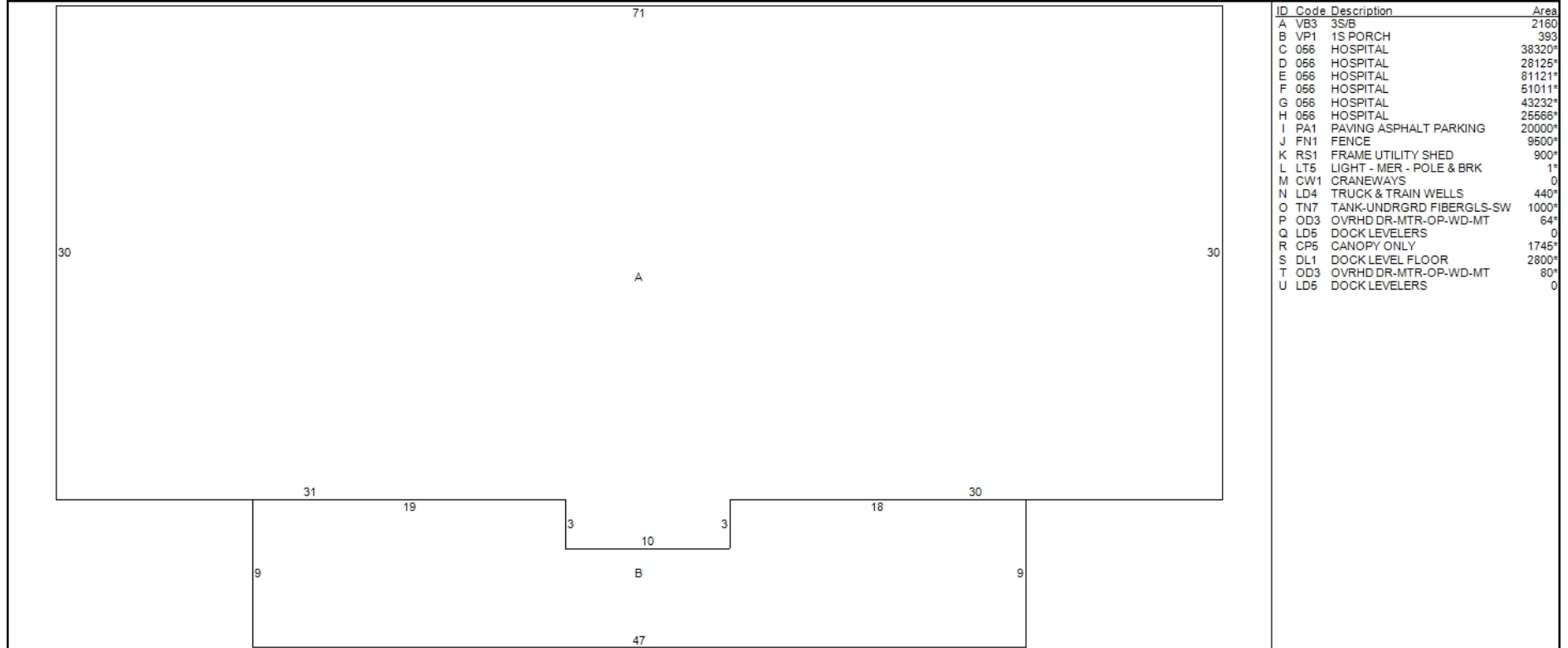
Situs : 680 CENTRE ST

Parcel Id: 155-107

Class: 955

Card: 1 of 4

Printed: October 29, 2020



Additional Property Photos



Situs : 680 CENTRE ST	Parcel Id: 155-107	Class: 955	Card: 1 of 4	Printed: October 29, 2020
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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
04	S	002 Office Low Rise 1-3 Sto	0	35,887	14.00		502,418	12.5		0	439,616	35			153,866	153,866	285,750
05	S	001 Muse Strg/Hvy Man/Mi	0	1,782	2.00		3,564	20		0	2,851	30			855	855	1,996
10	S	001 Medical Office	0	267,375	16.00		4,278,000	5		0	4,064,100	20			812,820	812,820	3,251,280
24	S	003 Converted & Multi Office	0	3,326	12.00		39,912	12.5		0	34,923	30			10,477	10,477	24,446

Apartment Detail - Building 1 of 4								Building Cost Detail - Building 1 of 4	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	267,375
								Replace, Cost New Less Depr	49,108,830
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	54,019,713
								Value per SF	202.04

Notes - Building 1 of 4								Income Summary (Includes all Building on Parcel)	
								Total Net Income	3,563,472
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	311,043
								Total Gross Building Area	311,043

Situs : 680 CENTRE ST

PARCEL ID: 155-107

Class : 955

Card: 2 of 4

Printed: October 29, 2020

CURRENT OWNER

BROCKTON HOSPITAL INC
PO BOX 40
NORTH EASTON MA 02356
08300/67459

GENERAL INFORMATION

Living Units	
Neighborhood	451
Alternate ID	63
Vol / Pg	08300/67459
District	
Zoning	C5
Class	EXEMPT

Property Notes

COMM 2010 PERMIT

DBA: BROCKTON HOSPITAL



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	10.8100		2,959,040
Total Acres: 10.81 Spot: Location:				

Entrance Information

Date	ID	Entry Code	Source
05/10/18	CP	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	2,959,000	2,959,000	0	2,818,100
Building	59,116,300	59,116,300	0	53,816,900
Total	62,075,300	62,075,300	0	56,635,000

Value Flag		COST APPROACH	Manual Override Reason	
Gross Building:			Base Date of Value	1/1/2020
			Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/21/20	1423	163,304	REMODEL	
07/29/20	1202	599,000	EXTERIOR	R W S
12/17/19	2332	119,247	REMODEL	
04/29/19	BP-19-663	1,638	OTHER	Tent
08/22/18	69903	116,000	OTHER	Lab Renovation

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				8300/67459		

8300/67459

Inspection Witnessed By _____

Situs : 680 CENTRE ST

Parcel Id: 155-107

Class : 955

Card: 2 of 4

Printed: October 29, 2020

Building Information	
Year Built/Eff Year	1900 /
Building #	2
Structure Type	Nursing Home
Identical Units	1
Total Units	
Grade	B
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
<u>Line Type</u>		<u>+/-</u>	<u>Meas1</u>	<u>Meas2</u>	<u># Stops</u>	<u>Ident</u>	<u>Units</u>	<u>Line Type</u>		<u>+/-</u>	<u>Meas1</u>	<u>Meas2</u>	<u># Stops</u>	<u>Ident</u>	<u>Units</u>
2	Porch Covered		7	24			1	1	Elevator Electric Pasngr		4,000	125	3		1
1	Elevator Electric Pasngr		3,500	150	4		2								
1	Elevator Electric Pasngr		2,000	150	5		2								
1	Elevator Electric Pasngr		2,500	125	4		4								
1	Elevator Hydraulic Pasngri		1,500	100	3		1								
1	Ovrhd Dr-Mtr-Op-Wd-Mlt		64	1			3								
1	Elevator Electric Pasngr		2,000	75	4		2								

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	9,285	644	Nursing Homes	10	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	9,066	644	Nursing Homes	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	8,910	644	Nursing Homes	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
4	A1	A1	100	4,455	322	Multi Use Storage	8	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	9,285	Nursing Homes	60		2,373,700
2	9,066	Nursing Homes	60		676,820
3	8,910	Nursing Homes	60		627,670
4	4,455	Multi Use Storage	60		46,150

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Light - Me	1980			8	1		3	3	2,250

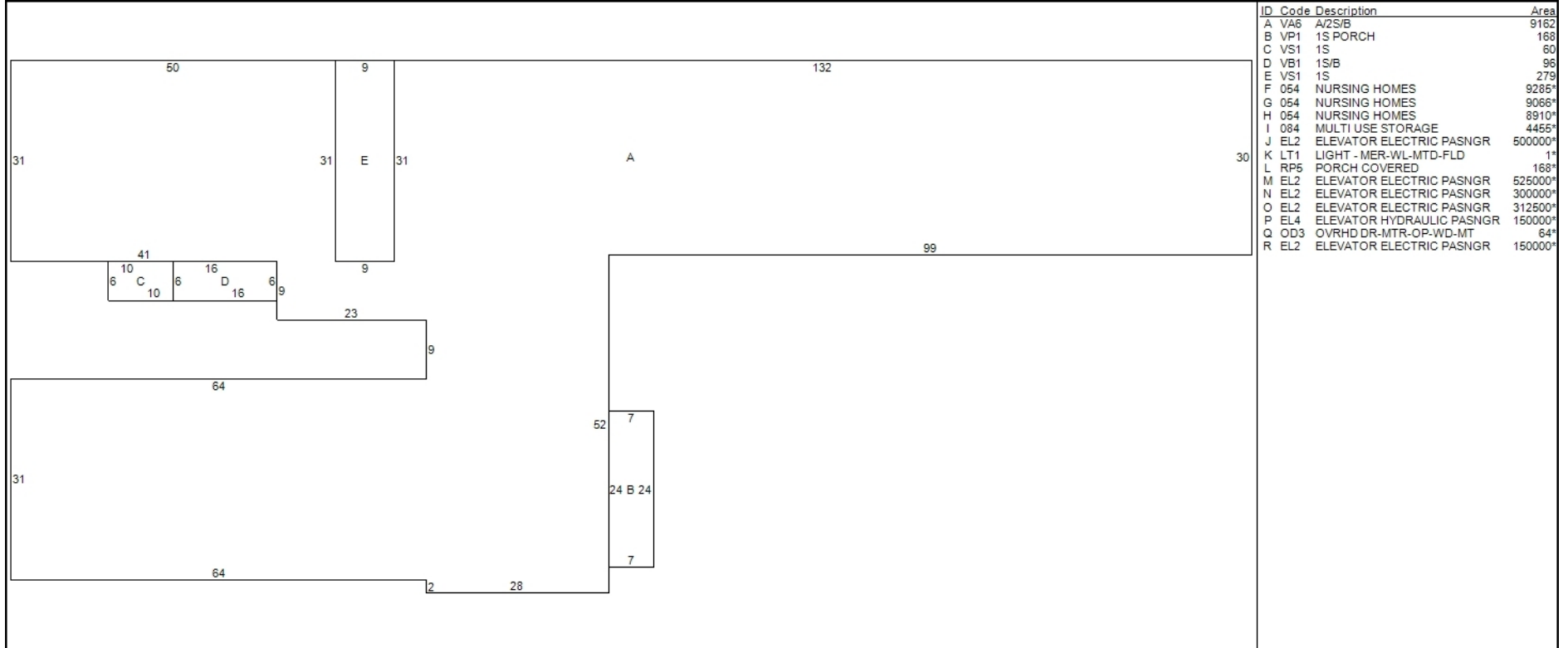
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Additional Property Photos



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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
04	S	002 Office Low Rise 1-3 Sto	0	35,887	14.00		502,418	12.5		0	439,616	35			153,866	153,866	285,750
05	S	001 Muse Strg/Hvy Man/Mi	0	1,782	2.00		3,564	20		0	2,851	30			855	855	1,996
10	S	001 Medical Office	0	267,375	16.00		4,278,000	5		0	4,064,100	20			812,820	812,820	3,251,280
24	S	003 Converted & Multi Office	0	3,326	12.00		39,912	12.5		0	34,923	30			10,477	10,477	24,446

Apartment Detail - Building 2 of 4								Building Cost Detail - Building 2 of 4	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	31,716
								Replace, Cost New Less Depr	3,724,340
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	4,096,774
								Value per SF	129.17

Notes - Building 2 of 4								Income Summary (Includes all Building on Parcel)	
								Total Net Income	3,563,472
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	311,043
								Total Gross Building Area	311,043

Situs : 680 CENTRE ST

PARCEL ID: 155-107

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Card: 3 of 4

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CURRENT OWNER

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PO BOX 40
NORTH EASTON MA 02356
08300/67459

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 63
Vol / Pg 08300/67459
District
Zoning C5
Class EXEMPT



Property Notes

COMM 2010 PERMIT

DBA: BROCKTON HOSPITAL

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 10.8100			2,959,040
Total Acres: 10.81 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	2,959,000	2,959,000	0	2,818,100
Building	59,116,300	59,116,300	0	53,816,900
Total	62,075,300	62,075,300	0	56,635,000
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
05/10/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/21/20	1423	163,304	REMODEL	
07/29/20	1202	599,000	EXTERIOR	R W S
12/17/19	2332	119,247	REMODEL	
04/29/19	BP-19-663	1,638	OTHER	Tent
08/22/18	69903	116,000	OTHER	Lab Renovation

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				8300/67459		

Inspection Witnessed By _____

Situs : 680 CENTRE ST

Parcel Id: 155-107

Class: 955

Card: 3 of 4

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1920 /
Building # 3
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units
Grade B-
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		1	348		1
1	Patio, Concrete		4,590	1		1
1	Sprinkler Sys Wet		6,390	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	2,130	206	Multi-Use Office	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	2,130	206	Offices	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	4	4
3	02	03	100	2,130	206	Offices	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,130	Multi-Use Office		60	134,750
2	2,130	Offices		60	170,170
3	2,130	Offices		60	278,770

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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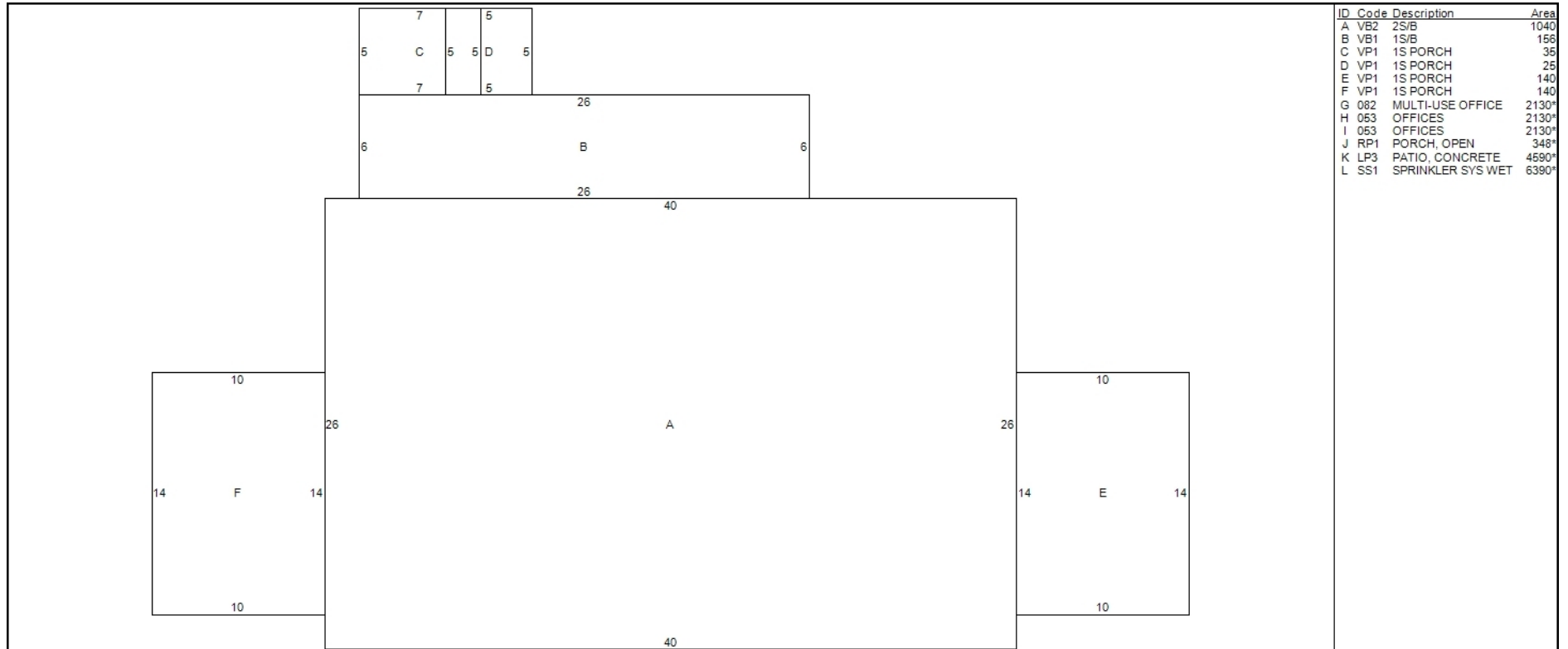
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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
04	S	002 Office Low Rise 1-3 Sto	0	35,887	14.00		502,418	12.5		0	439,616	35			153,866	153,866	285,750
05	S	001 Muse Strg/Hvy Man/Mi	0	1,782	2.00		3,564	20		0	2,851	30			855	855	1,996
10	S	001 Medical Office	0	267,375	16.00		4,278,000	5		0	4,064,100	20			812,820	812,820	3,251,280
24	S	003 Converted & Multi Office	0	3,326	12.00		39,912	12.5		0	34,923	30			10,477	10,477	24,446

Apartment Detail - Building 3 of 4								Building Cost Detail - Building 3 of 4	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	8,520
								Replace, Cost New Less Depr	583,690
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	642,059
								Value per SF	75.36

Notes - Building 3 of 4								Income Summary (Includes all Building on Parcel)	
								Total Net Income	3,563,472
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	311,043
								Total Gross Building Area	311,043

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GENERAL INFORMATION

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District
Zoning C5
Class EXEMPT



Property Notes

COMM 2010 PERMIT

DBA: BROCKTON HOSPITAL

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 10.8100			2,959,040
Total Acres: 10.81 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	2,959,000	2,959,000	0	2,818,100
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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
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/21/20	1423	163,304	REMODEL	
07/29/20	1202	599,000	EXTERIOR R W S	
12/17/19	2332	119,247	REMODEL	
04/29/19	BP-19-663	1,638	OTHER Tent	
08/22/18	69903	116,000	OTHER Lab Renovation	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				8300/67459		

Inspection Witnessed By _____

Situs : 680 CENTRE ST

Parcel Id: 155-107

Class: 955

Card: 4 of 4

Printed: October 29, 2020

Building Information

Year Built/Eff Year 1920 /
Building # 4
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		10	14		2
2	Porch, Open		5	5		1
2	Porch, Enclosed		5	7		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	1,196	144	Multi-Use Office	9	None	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	1,196	144	Offices	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	4	4
3	02	02	100	1,040	133	Offices	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	Central	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,196	Multi-Use Office		60	56,920
2	1,196	Offices		60	99,220
3	1,040	Offices		60	73,790

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Det Garage	1920	1	220	1	220		2 2	3,340

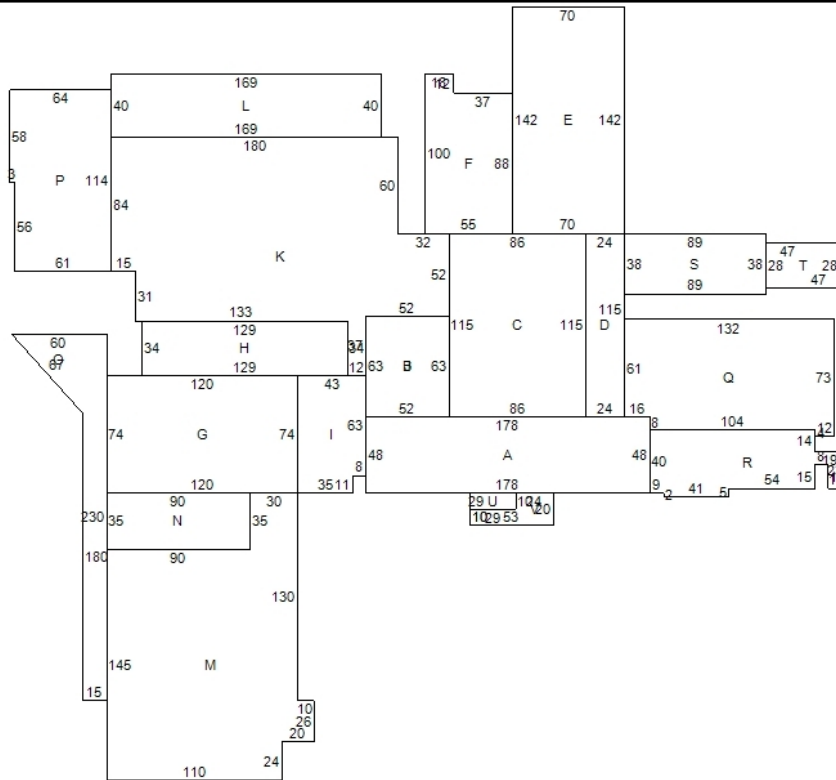
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ID	Code	Description	Area
A	VS4	4S	8544
B	VEC	MISC VECTOR	3276
C	VS4	4S	9890
D	VS2	2S	2760
E	VB1	1S/B	9940
F	VS1	1S	5056
G	VS2	2S	8880
H	VS1	1S	4386
I	VS5	5S	3094
J	VEC	MISC VECTOR	3276
K	VS5	5S	22247
L	VB1	1S/B	6760
M	VB2	2S/B	18470
N	VB1	1S/B	3150
O	VS2	2S	4575
P	VEC	MISC VECTOR	7128
Q	VEC	MISC VECTOR	9028
R	VEC	MISC VECTOR	4397
S	VEC	MISC VECTOR	3382
T	VEC	MISC VECTOR	1316
U	VEC	MISC VECTOR	290
V	VEC	MISC VECTOR	770
W	082	MULTI-USE OFFICE	1196*
X	063	OFFICES	1196*
Y	063	OFFICES	1040*
Z	RP1	PORCH, OPEN	140*
AA	RP1	PORCH, OPEN	25*
AB	RP2	PORCH, ENCLOSED	35*
AC	CG1	FRAME OR CB DET GAR COMM	220*

Additional Property Photos



Situs : 680 CENTRE ST	Parcel Id: 155-107	Class: 955	Card: 4 of 4	Printed: October 29, 2020
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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
04	S	002 Office Low Rise 1-3 Sto	0	35,887	14.00		502,418	12.5		0	439,616	35			153,866	153,866	285,750
05	S	001 Muse Strg/Hvy Man/Mi	0	1,782	2.00		3,564	20		0	2,851	30			855	855	1,996
10	S	001 Medical Office	0	267,375	16.00		4,278,000	5		0	4,064,100	20			812,820	812,820	3,251,280
24	S	003 Converted & Multi Office	0	3,326	12.00		39,912	12.5		0	34,923	30			10,477	10,477	24,446

Apartment Detail - Building 4 of 4								Building Cost Detail - Building 4 of 4	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	3,432
								Replace, Cost New Less Depr	229,930
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	252,923
								Value per SF	73.70

Notes - Building 4 of 4								Income Summary (Includes all Building on Parcel)	
								Total Net Income	3,563,472
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	311,043
								Total Gross Building Area	311,043