

## COMMERCIAL PROPERTY RECORD CARD 2021

## **BROCKTON**

Situs: CENTRE ST

PARCEL ID: 155-108

Class: 955

Card: 1 of 1

Printed: October 29, 2020

**CURRENT OWNER** BROCKTON HOSPITAL INC

680 CENTRE ST

BROCKTON MA 02302

05341/00493

**GENERAL INFORMATION** 

Living Units Neighborhood 451 Alternate ID 64

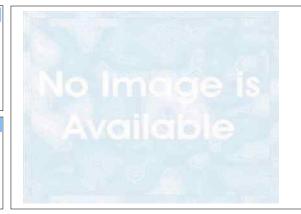
Vol / Pg

05341/00493

District Zoning

C5 **EXEMPT** Class

**Property Notes** 



		Land Information		
Туре		Size Influence Factors	Influence %	Value
Primary	A.C.	1.4800		483 980

Total Acres: 1.48

Spot:

Location:

Assessment Information							
	Appraised	Cost	Income	Prior			
Land	484,000	484,000	0	460,900			
Building	63,100	63,100	0	51,700			
Total	547,100	547,100	0	512,600			
	Manual O	verride Reaso	n				

Value Flag COST APPROACH Gross Building:

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

	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	
		-	5341/493		



## COMMERCIAL PROPERTY RECORD CARD

Interior/Exterior Valuation Detail

2021

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**Outbuilding Data** 

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Building Information

Year Built/Eff Year
Building #
Structure Type
Identical Units
Total Units
Grade
# Covered Parking
# Uncovered Parking
DBA

Building Other Features							
Line Type	+/-	Meas1 Meas2 # Stops Ident Units	Line Type	+/- Meas1	Meas2 # Stops	Ident Units	

	Interior/Exterior Information												
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing Physical	Functional

Line	Area Use Type	% Good % Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade Phy	/ Fun	Value
				1	Asph Pav	1960			1	35,000	3	3	53,380
				2	Fence	1960	1	4,560	1	4,560	3	3	9,740

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**Addtional Property Photos** 

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		Inc	come Detail (Include	s all Buildings on Pa	arcel)	
Use Mod Inc Model Grp Type ModDescription	Units Net Area	Income Econ Rate Adjust		Vac Additional Adj Income	Effective Expense Expense Gross Model % Adj % Income	Total Net Expenses Operating Income

		Building Cost Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	Total Gross Building Area  Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	100
								Value per SF	0.00

Notes - Building 1 of 1	Income Summary (Includes all Building on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value
	Total Gross Rent Area Total Gross Building Area