

Situs : 720 CENTRE ST

PARCEL ID: 155-109

Class: 340

Card: 1 of 1

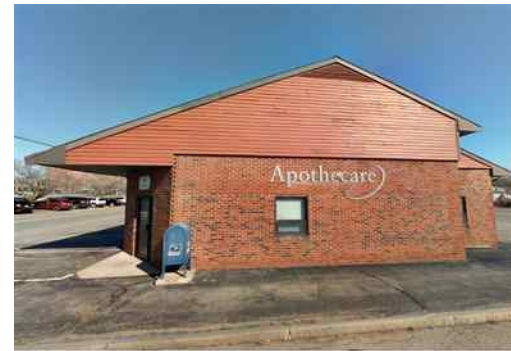
Printed: October 29, 2020

## CURRENT OWNER

BROCKTON PROPERTY  
HOLDING LLC  
PO BOX 40  
NORTH EASTON MA 02356  
41585/131 06/29/2012

## GENERAL INFORMATION

Living Units  
Neighborhood 451  
Alternate ID 65-1  
Vol / Pg 41585/131  
District  
Zoning C2  
Class COMMERCIAL



155-109 03/18/2020

## Property Notes

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	13,124		171,330
Total Acres: .3013 Spot: Location:				

## Assessment Information

	Appraised	Cost	Income	Prior
Land	171,300	171,300	171,300	163,100
Building	385,000	379,600	385,000	374,200
Total	556,300	550,900	556,300	537,300
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
03/27/20	444	65,000	EXTERIOR R W S	
04/22/13	S58005	0	BLDG Sign	100
12/09/08	51087	104,300	BLDG Redo/New Tenant	0
11/14/08	51012	0	BLDG Demo Walls, Flr	0
06/16/08	50305	10,000	BLDG Rep Walls	0

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/12	500,000	Land + Bldg	Valid Sale	41585/131		BROCKTON PROPERTY
06/13/08	585,000	Land + Bldg	Valid Sale	36072/229		

Inspection Witnessed By \_\_\_\_\_

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## Building Information

Year Built/Eff Year 1965 /  
Building # 1  
Structure Type Office Bldg L/R 1-4s  
Identical Units 1  
Total Units  
Grade C  
# Covered Parking  
# Uncovered Parking  
DBA APOTHECARE

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Load Dock,St Or Conc		16	8		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	4,533	277	Medical Center	12	Brick & Con	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	4,533	Medical Center		60	368,590

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1965	1	8,000	1	8,000		3	3	10,980

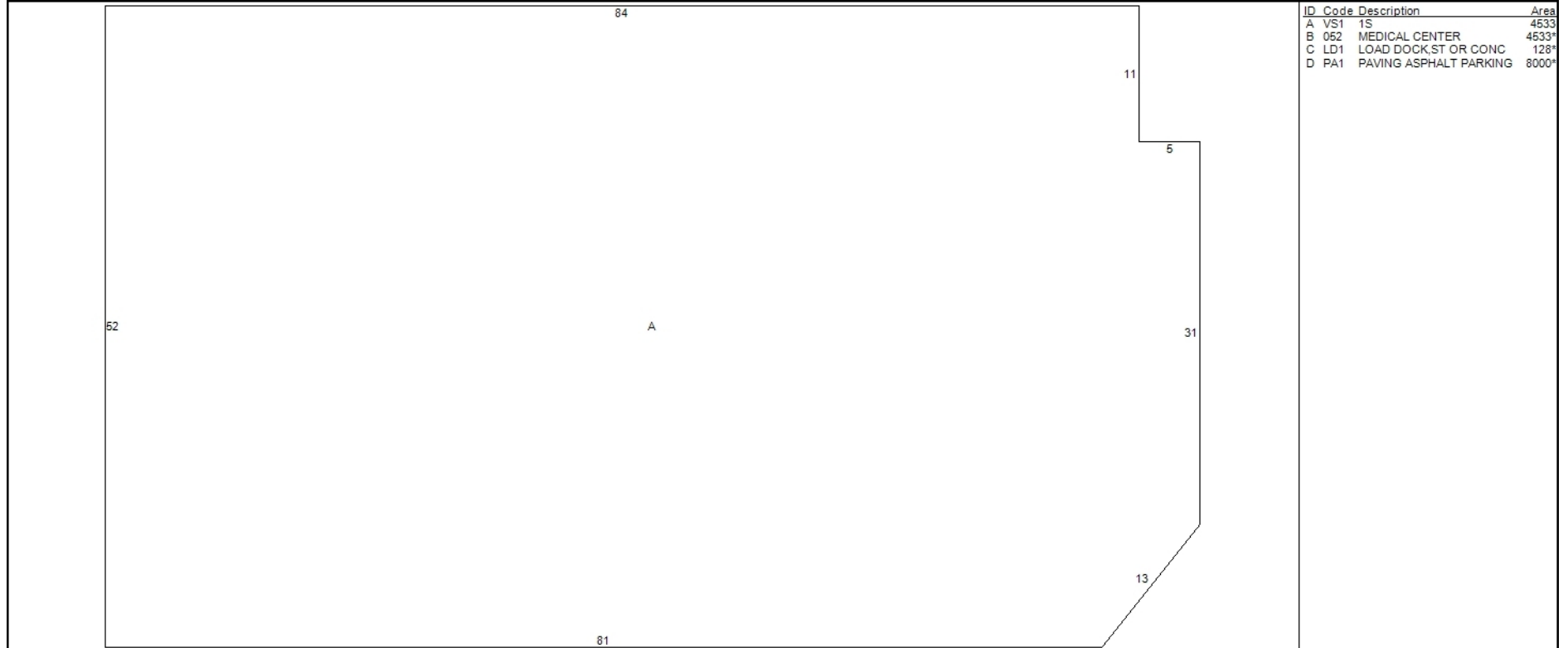
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Additional Property Photos



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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
10	S	001	Medical Office	0	4,533	16.00	110	79,781	5		0	75,792	20			15,158	15,158	60,634

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	4,533
								Replace, Cost New Less Depr	368,590
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	368,590
								Value per SF	81.31

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	60,634
								Capitalization Rate	0.109000
								Sub total	556,275
								Residual Land Value	
								Final Income Value	556,275
								Total Gross Rent Area	4,533
								Total Gross Building Area	4,533