

Situs : 730 CENTRE ST

PARCEL ID: 155-110

Class: 337

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

BROCKTON PROPERTY HOLDING LLC
623 CENTRE ST
BROCKTON MA 02302
44397/217 06/09/2014

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 65
Vol / Pg 44397/217
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,958		145,950
Total Acres: .2056 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	146,000	146,000	0	139,000
Building	20,600	20,600	0	17,600
Total	166,600	166,600	0	156,600
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
05/23/14	R59981	0	BLDG Demo	100
01/01/14	1	0	BLDG Stcl Chg Fy16	0
02/04/04	41207	1,500	BLDG Vnl Sid 2 Ends	100
01/16/03	38247	3,000	BLDG Rep Exterior Wa	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/09/14	100,000	Land + Bldg	Outlier-Written Desc Needed	44397/217		
05/17/07		Land + Bldg	Transfer Of Convenience	34543/125		
05/12/06	300,000	Land + Bldg	Valid Sale	32667/347		
11/18/02		Land + Bldg	Transfer Of Convenience	23428/307		
11/18/02	150,000	Land + Bldg	Sold Tw ice In Same Year	23428/300		

Inspection Witnessed By _____

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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
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Interior/Exterior Information

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

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
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1	Asph Pav	2014	1	8,900	1	8,900	C	3	3	20,630
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)																	
Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description		Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
							Income				Income						Income

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			
								Replace, Cost New Less Depr			
								Percent Complete			
								Number of Identical Units			
								Economic Condition Factor			
								Final Building Value			
								Value per SF			

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			