

Situs : 3 MURIEL ST

PARCEL ID: 155-114

Class : 337

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

BROCKTON PROPERTY HOLDING
623 CENTRE ST
BROCKTON MA 02302
44397/215 06/09/2014

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 65-6CE
Vol / Pg 44397/215
District
Zoning C2
Class COMMERCIAL



Property Notes

06/2014 ASSEMBLAGE A POTHECARE

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,513		143,240
Total Acres: .1954 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	143,200	143,200	0	136,400
Building	20,500	20,500	0	17,200
Total	163,700	163,700	0	153,600
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	R59980	0	BLDG Demo	100
01/01/14	1	0	BLDG St Cl Chg Fy16	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/09/14	450,000	Land + Bldg	Property Sold To Abutter	44397/215		
03/20/14	185,000	Land + Bldg	Court Order/Decree	44160/66		

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	8,500	1	8,500	C	4	4	20,480
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp Type	Inc Mod 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	

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			