

COMMERCIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 740 CENTRE ST

PARCEL ID: 155-115

Class: 391

Card: 1 of 1

Printed: October 29, 2020

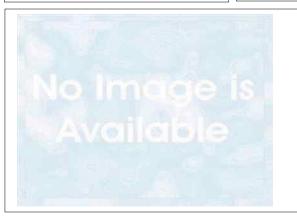
CURRENT OWNER

HAJJAR CHARLES TR 30 ADAMS ST MILTON MA 02186 50932/206 03/25/2019 GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 65-5
Vol / Pg 50932/206
District

Zoning C2

Class COMMERCIAL



Property Notes

	Land Information								
Туре		Size Influence Factors	s Influence %	Value					
Secondary	SF	2,496		15,200					
Total Acres: .0573		Locatio	in:						

Assessment Information										
Appeapment miorination										
		Appraised	Cost	Income	Prior					
Land		15,200	15,200	0	14,500					
Building		0	0	0	0					
Total		15,200	15,200	0	14,500					
	Manual Override Reason Base Date of Value 1/1/2020									
Value Flag Gross Building:	COST APPROACH	Effective	e Date of Value	1/1/2020						

Entrance Information								
Date	ID	Entry Code	Source					

Permit Information										
Date Issued	Number	Price	Purpose		% Complete					
02/06/04	41223	0	BLDG	Sign	100					
01/08/04	41107	1,000	BLDG	Intr Fit Up Nex	100					

Sales/Ownership History									
Transfer Date	Price	Туре	Validity	Deed Reference	Deed Type	Grantee			
03/25/19	658,373	Land Only	Sale Of Multiple Parcels	50932/206	Quit Claim	HAJJAR CHARLES TR			
3/30/18	650,000	Land Only	Sale Of Multiple Parcels	49646/302	Quit Claim	RAJJAH LLC			
7/03/06	698,000	Land + Bldg	Valid Sale	32972/292					
07/03/06		Land + Bldg	Transfer Of Convenience	32972/290					

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2021

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Building Inform	ation								ther Features						
Year Built/Eff Year Building # Structure Type Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	/	Line	Type		+/- Meas1	Mea	as 2 # Si	tops Ident Units	Line Type			+/- Meas	:1 <u>M</u>	eas2 # Stops I	<u>dent Units</u>
					Inter	rior/F	Exterior	Information							
Line Level From - To	Int Fin	Area	Perim	Use Type	Wall Height			Construction	Partitions	Hea	ting	Cooling	Plun	nbing Physical	Functional
	Interior/Exte	rior Va	luation D	Detail			Ou					Data			
Line Area Use Type		9/	Good %	6 Complete	Use Value/RCN	NLD	Line	е Туре	Yr Bit Meas1	Ме	as2	Qty	Area	Grade Phy Fun	n Value

tyler clt division

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Addtional Property Photos

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		Inc	ome Detail (Includes	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	00
								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