

Situs : 23 CARTER ST		PARCEL ID: 163-212		Class: 111		Card: 1 of 1		Printed: November 13, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CHEVALIER DANENE 23 CARTER ST BROCKTON MA 02302 49901/188 06/11/2018			Living Units 4 Neighborhood 4634 Alternate ID 23 Vol / Pg 49901/188 District Zoning R2 Class COMMERCIAL						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	U	4.00		80,000					
Total Acres: .1366 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		80,000	80,000	80,000	100,600				
Building		339,200	329,400	339,200	304,800				
Total		419,200	409,400	419,200	405,400				
Manual Override Reason									
Value Flag		INCOME APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Entrance Information									
Date	ID	Entry Code	Source						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
08/14/20	1316	1,774	EXTERIOR R W S						
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
06/11/18	442,500	Land + Bldg	Valid Sale	49901/188 4141/472	Quit Claim	CHEVALIER DANENE			

Inspection Witnessed By _____

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Building Information		Building Other Features											
Year Built/Eff Year	1900 /	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
Building #	1	2	Porch, Open Upper		5	15							1
Structure Type	Residential 4 Family												
Identical Units	1												
Total Units	4												
Grade	C+												
# Covered Parking													
# Uncovered Parking													
DBA													

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	B1	B1	100	1,550	162	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,550	162	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	4
3	02	02	100	1,550	162	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	4

[illegible]

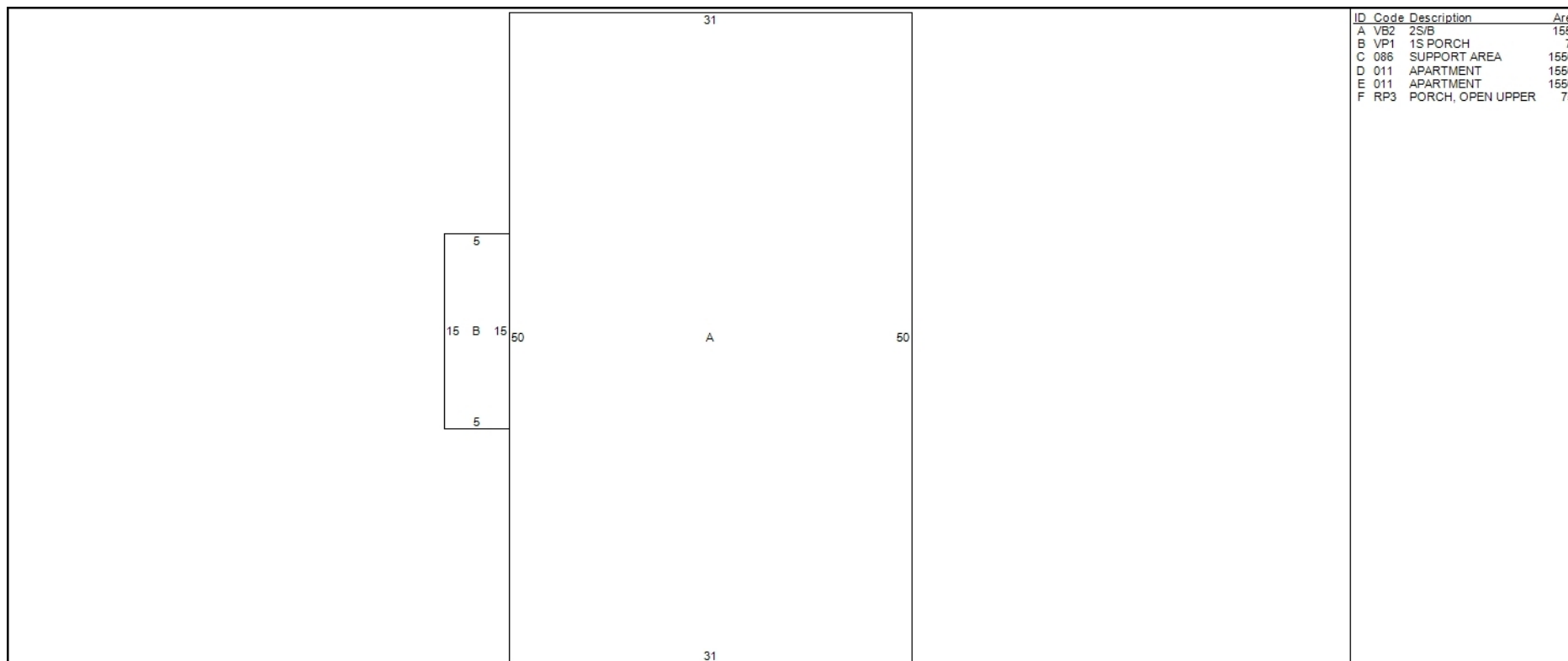
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ID	Code	Description	Area
A	VB2	2S/B	1550
B	VP1	1S PORCH	75
C	086	SUPPORT AREA	1550*
D	011	APARTMENT	1550*
E	011	APARTMENT	1550*
F	RP3	PORCH, OPEN UPPER	75*

Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	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
00	S	Shell Income Use Group	0							0							
01	A	001 Apartments/Per Unit	4	3,100		125	57,000	5		0	54,150	40			21,660	21,660	32,490

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	4	1	10	4	11,400	45,600

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	4,650
Replace, Cost New Less Depr	299,480
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	329,428
Value per SF	70.84

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	32,490
Capitalization Rate	0.077500
Sub total	419,226
Residual Land Value	
Final Income Value	419,226
Total Gross Rent Area	4,650
Total Gross Building Area	4,650