

Situs : 24 INTERVALE ST

PARCEL ID: 167-017

Class : 326

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

CLIMO DANIEL S
RALPH D MASTRANGELO TRUSTEES
24 INTERVALE ST
BROCKTON MA 02302
28647/189 07/13/2004

GENERAL INFORMATION

Living Units
Neighborhood 481
Alternate ID 4
Vol / Pg 28647/189
District
Zoning C1
Class COMMERCIAL

Property Notes



167-017 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,380		83,920
Total Acres: .1694 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	83,900	83,900	83,900	80,000
Building	300,200	299,900	300,200	304,100
Total	384,100	383,800	384,100	384,100
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
11/20/07	49559	25,000	BLDG Sprinkler Syste	100
01/04/06	45713	800	BLDG 12x16 Platform	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/13/04	175,000	Land Only	Sale Of Portion/Other Comm	28647/189		CLIMO DANIEL S

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1920 /
Building # 1
Structure Type Bar/Lounge
Identical Units 1
Total Units 1
Grade C
Covered Parking
Uncovered Parking
DBA SHOE CITY
TAVERN

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Sprinkler Sys Wet		7,962	1			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	B1	B1	100	1,807	86	Support Area	8	None	Wood Frame/Joist/B	None	None	None	None	2	1
2	01	01	100	1,807	94	Tavern/Bar	10	Frame	Wood Frame/Joist/B	Normal	Hot Air	Unit	Normal	2	2
3	02	02	100	1,807	215	Multi Use Storage	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	B1	B1	100	4,290	233	Support Area	8	None	Wood Frame/Joist/B	None	None	None	None	2	2
5	01	01	100	4,290	233	Tavern/Bar	10	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,807	Support Area		20	17,720
2	1,807	Tavern/Bar		30	45,420
3	1,807	Multi Use Storage		45	37,210
4	4,290	Support Area		30	46,020
5	4,290	Tavern/Bar		40	139,290

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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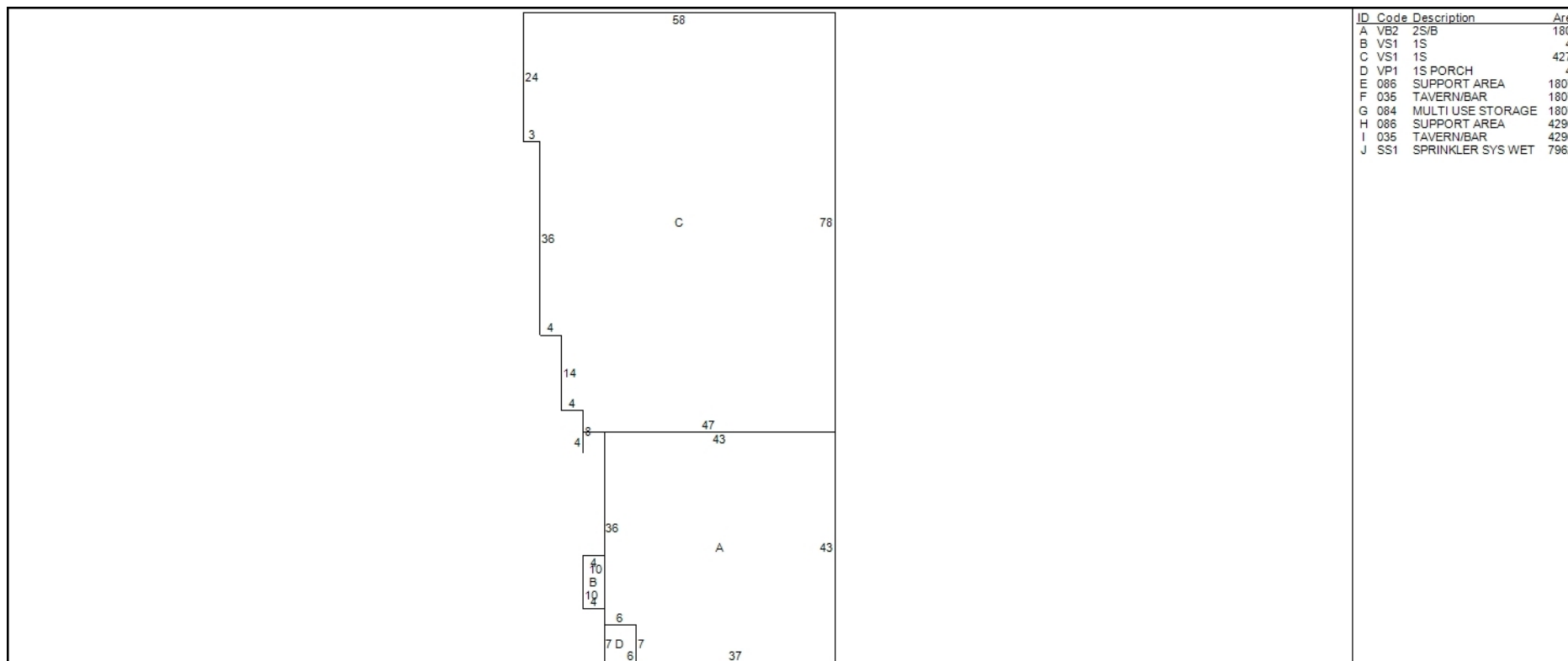
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Additional Property Photos



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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			85				0							
05	S	001 Muse Strg/Hvy Man/Mi	0	1,807	2.00	85	3,072	20		0	2,458	30			737	737	1,721
25	S	001 Muse Rest/Bar/Tavern	0	6,097	12.50	85	64,781	15		0	55,064	25			13,766	13,766	41,298

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	14,001
								Replace, Cost New Less Depr	285,660
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	299,940
								Value per SF	21.42

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	43,019
								Capitalization Rate	0.112000
								Sub total	384,098
								Residual Land Value	
								Final Income Value	384,098
								Total Gross Rent Area	14,001
								Total Gross Building Area	14,001