

Situs : 50 INTERVALE ST

PARCEL ID: 167-024

Class : 316

Card: 1 of 1

Printed: October 29, 2020

CURRENT OWNER

LAWCEWICZ GARY M TRUSTEE
LAWTON AVENUE REALTY TRUST
23 LAWTON AV
BROCKTON MA 02302
LC/108796 03/22/2006

GENERAL INFORMATION

Living Units
Neighborhood 481
Alternate ID 7-2
Vol / Pg LC/108796
District
Zoning C1
Class COMMERCIAL

Property Notes



167-024 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	29,550		109,640
Total Acres: .6784 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	109,600	109,600	109,600	104,400
Building	66,900	66,900	75,100	74,600
Total	176,500	176,500	184,700	179,000
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

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/22/06		Land + Bldg	Transfer Of Convenience	LC/108796		LAWCEWICZ GARY M TRUSTEE

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1996 / 2000
Building # 1
Structure Type Warehouse
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Overhead Dr-Wood/Mtl		10	10		1							
1	Overhead Dr-Wood/Mtl		12	12		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	01	01	100	2,250	210	Warehouse	13	Metal, Light	Pre-Engineered Stee	None	Unit Heat	None	Normal	3	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,250	Warehouse		60	56,890

Outbuilding Data

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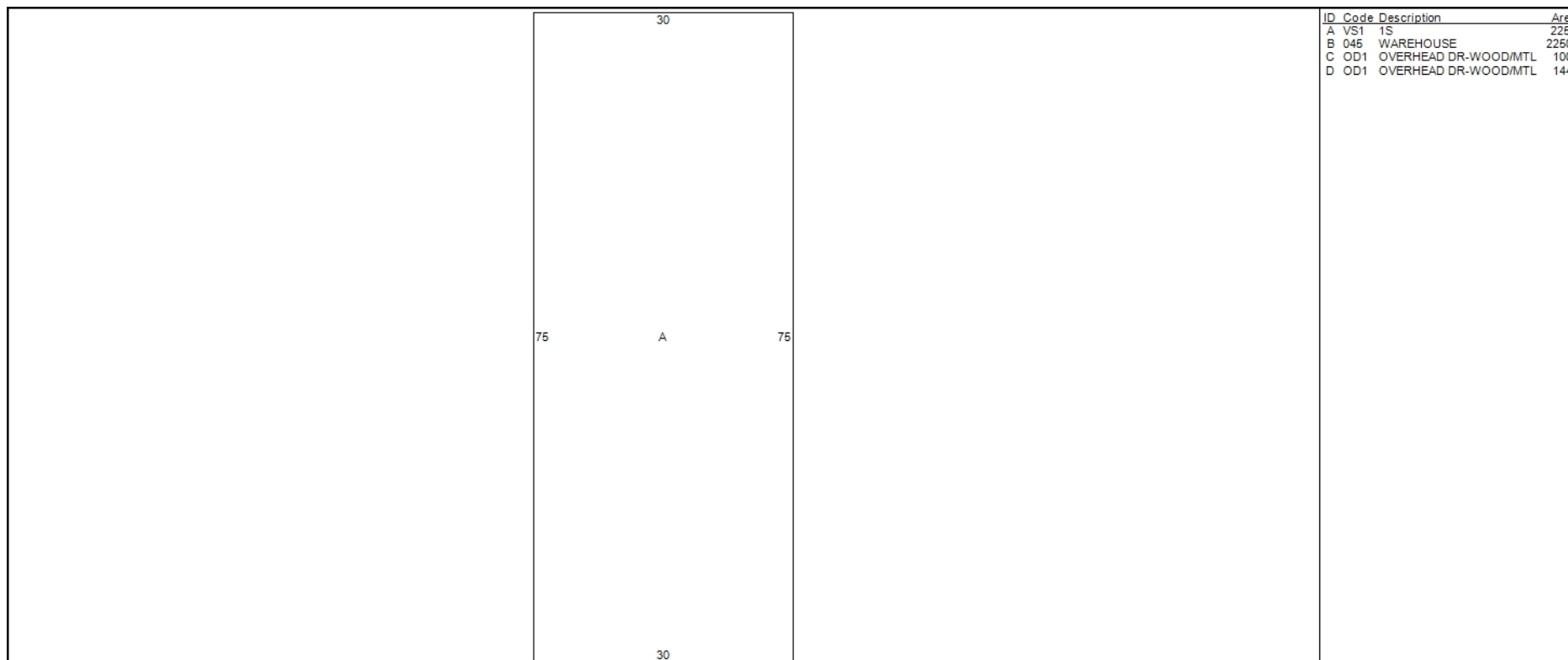
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model 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
12	S	001	Warehouse	0	2,250	5.00	250	28,125	15		0	23,906	15			3,586	3,586	20,320

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	2,250
								Replace, Cost New Less Depr	56,890
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	112
								Final Building Value	66,898
								Value per SF	29.73

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	20,320
								Capitalization Rate	0.110000
								Sub total	184,727
								Residual Land Value	
								Final Income Value	184,727
								Total Gross Rent Area	2,250
								Total Gross Building Area	2,250