

Situs : 605 N CARY ST		PARCEL ID: 173-170		Class : 935		Card: 1 of 1		Printed: October 29, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301 04254/00579			Living Units Neighborhood 463 Alternate ID 73 CARY Vol / Pg 04254/00579 District Zoning R1C Class EXEMPT						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary		SF	10,000		126,000				
Residual		SF	15,345		6,140				
Total Acres: .5819 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		132,100	132,100	0	126,100				
Building		359,900	359,900	0	323,500				
Total		492,000	492,000	0	449,600				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag COST APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
06/04/20	805	1,000	ADDITION						
08/14/19	1467	20,000	REMODEL						
03/06/17	66397	9,000	OTHER	Antennas And Replacements	100				
04/07/16	64374	2,000	HVAC	Ducts	100				
07/26/12	56842	5,000	BLDG	Dish Antennas	0				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
4254/579									

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1976 /
Building # 1
Structure Type Police/Fire Stations
Identical Units 1
Total Units
Grade A+
Covered Parking
Uncovered Parking
DBA BROCKTON FIRE
STATION

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Ovrhd Dr-Mtr-Op-Wd-Mt		196	1		2

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	3,900	254	Multi-Use Office	18	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,900	Multi-Use Office		49	321,690

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Tnk-Stl Sw	1976	1	1,000	1	1,000	C	3	3	1,460
2	Asph Pav	1976	1	600	1	600		3	3	920
3	Light - Fl	1976			4	1		3	3	3,070

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	<div>52</div> <div>75</div> <div>A</div> <div>75</div> <div>52</div>		<table> <thead> <tr> <th>ID</th><th>Code</th><th>Description</th><th>Area</th></tr> </thead> <tbody> <tr> <td>A</td><td>VS1</td><td>1S</td><td>3900</td></tr> <tr> <td>B</td><td>082</td><td>MULTI-USE OFFICE</td><td>3900*</td></tr> <tr> <td>C</td><td>OD3</td><td>OVRHD DR-MTR-OP-WD-MT</td><td>196*</td></tr> <tr> <td>D</td><td>TN6</td><td>TANK UNDRGRND STEEL-SINGLE WALL</td><td>1000*</td></tr> <tr> <td>E</td><td>PA1</td><td>PAVING ASPHALT PARKING</td><td>600*</td></tr> <tr> <td>F</td><td>LT3</td><td>LIGHT - FLO-POLE & BRK</td><td>1*</td></tr> </tbody> </table>	ID	Code	Description	Area	A	VS1	1S	3900	B	082	MULTI-USE OFFICE	3900*	C	OD3	OVRHD DR-MTR-OP-WD-MT	196*	D	TN6	TANK UNDRGRND STEEL-SINGLE WALL	1000*	E	PA1	PAVING ASPHALT PARKING	600*	F	LT3	LIGHT - FLO-POLE & BRK	1*
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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
24	S	002	Converted & Multi Office	0	3,900	9.50		37,050	12.5		0	32,419	30			9,726	9,726	22,693

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	3,900
								Replace, Cost New Less Depr	321,690
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	353,859
								Value per SF	90.73

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	22,693
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	3,900
								Total Gross Building Area	3,900