

Situs : 507 PLEASANT ST

PARCEL ID: 043-001

Class: 322

Card: 1 of 1

Printed: October 21, 2021

CURRENT OWNER

LOPES FILIPE DA CRUZE
525 CENTRE ST
BROCKTON MA 02302
49149/129 11/07/2017

GENERAL INFORMATION

Living Units
Neighborhood 432
Alternate ID 230
Vol / Pg 49149/129
District
Zoning C5
Class COMMERCIAL



043-001 03/18/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	41,120		296,920
Total Acres: .944 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	296,900	296,900	296,900	282,800
Building	60,800	60,800	113,100	58,200
Total	357,700	357,700	410,000	341,000
Manual Override Reason				
Base Date of Value 1/1/2021				
Effective Date of Value 1/1/2021				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source
04/18/18	HP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/04/18	68567	17,500	ROOF/NEW	100
05/05/17	66719	17,000	ROOF/REP	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/07/17	300,000	Land + Bldg	Valid Sale	49149/129	Quit Claim	LOPES FILIPE DA CRUZE
01/20/17	200,000	Land + Bldg	Sold Twice In Same Year	48026/168	Quit Claim	ANA INVESTMENTS INC
11/30/06		Land + Bldg	Court Order/Decree	33752/319		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1932 /
Building # 1
Structure Type Warehouse
Identical Units 1
Total Units
Grade D
Covered Parking
Uncovered Parking
DBA FOR SALE /
LEASE

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Overhead Dr-Wood/Mtl		7	6		1
1	Overhead Dr-Wood/Mtl		6	6		2
1	Sprinkler Sys Wet		13,762	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	01	01	100	10,086	481	Warehouse	14	Brick Or Stc	Wood Frame/Joist/B	Below Norma	Unit Heat	None	Below Noi	1	1
2	01	01	100	2,592	145	Warehouse	12	Frame	Wood Frame/Joist/B	Below Norma	Unit Heat	None	Below Noi	1	1
3	01	01	100	1,344	74	Warehouse	10	Frame	Wood Frame/Joist/B	Below Norma	Unit Heat	None	Below Noi	1	1

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	10,086	Warehouse		10	42,830
2	2,592	Warehouse		10	9,070
3	1,344	Warehouse		10	4,490

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1960	1	7,000	1	7,000	C	1	2	4,270
2	Light - Me	1980			1	1	C	2	2	170

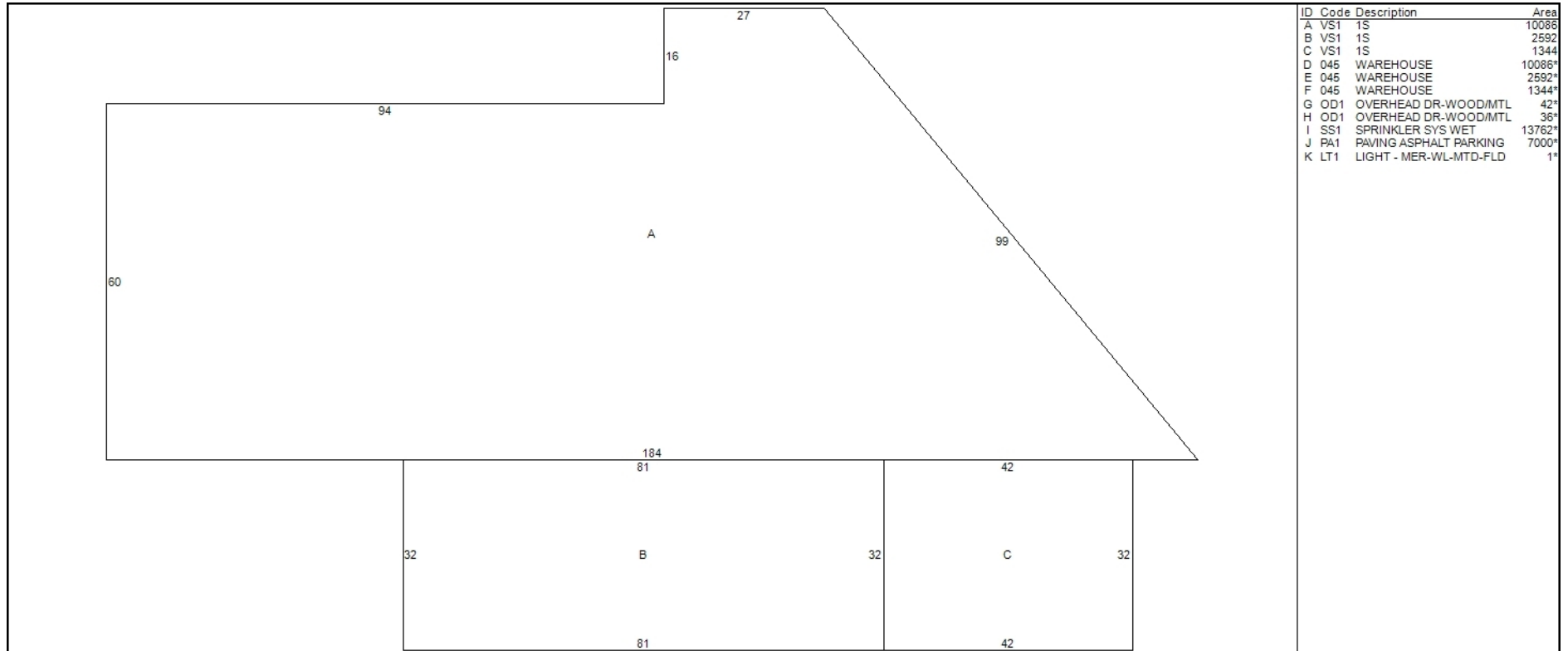
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Additional Property Photos



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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
12	S	002 Warehouse	0	14,022	6.00	73	61,416	12	166	0	49,194	15			7,379	7,379	41,815

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	14,022
								Replace, Cost New Less Depr	56,390
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	56,390
								Value per SF	4.02

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
BROCKTON BOTTLE & CAN RETURN		Total Net Income	41,815
		Capitalization Rate	0.102000
		Sub total	409,951
		Residual Land Value	
		Final Income Value	409,951
		Total Gross Rent Area	14,022
		Total Gross Building Area	14,022