

Situs : 310 N MAIN ST

PARCEL ID: 094-025

Class: 112

Card: 1 of 1

Printed: October 21, 2021

CURRENT OWNER

ANDRADE MANUEL R
AUGUSTINE R ANDRADE
96 ELLIOT ST
BROCKTON MA 02302
12698/00055

GENERAL INFORMATION

Living Units 18
Neighborhood 4523
Alternate ID 151-2 MAIN
Vol / Pg 12698/00055
District
Zoning C2
Class APARTMENT

Property Notes



094-025 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	18.00		472,500
Total Acres: .1487 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	472,500	472,500	472,500	450,000
Building	694,900	776,500	694,900	566,700
Total	1,167,400	1,249,000	1,167,400	1,016,700
Manual Override Reason				
Base Date of Value 1/1/2021				
Effective Date of Value 1/1/2021				
Value Flag	INCOME APPROACH			
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/23/14	B59977	4,000	BLDG Int Redo	100
07/02/08	50368	1,000	BLDG Add To Railing	0
06/20/08	50332	2,000	BLDG Shtrk Work	0
09/18/06	47256	0	BLDG Rep Frt Prch Wk	0
09/15/04	42700	12,000	BLDG Rep Windows	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				12698/55		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 18
Grade C
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		3	16		3

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	3,048	236	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	3,048	236	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	03	100	3,048	236	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,048	Support Area	45		27,390
2	3,048	Apartment	45		254,820
3	3,048	Apartment	45		488,790

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1950	1	4,000	1	4,000		3 3	5,490

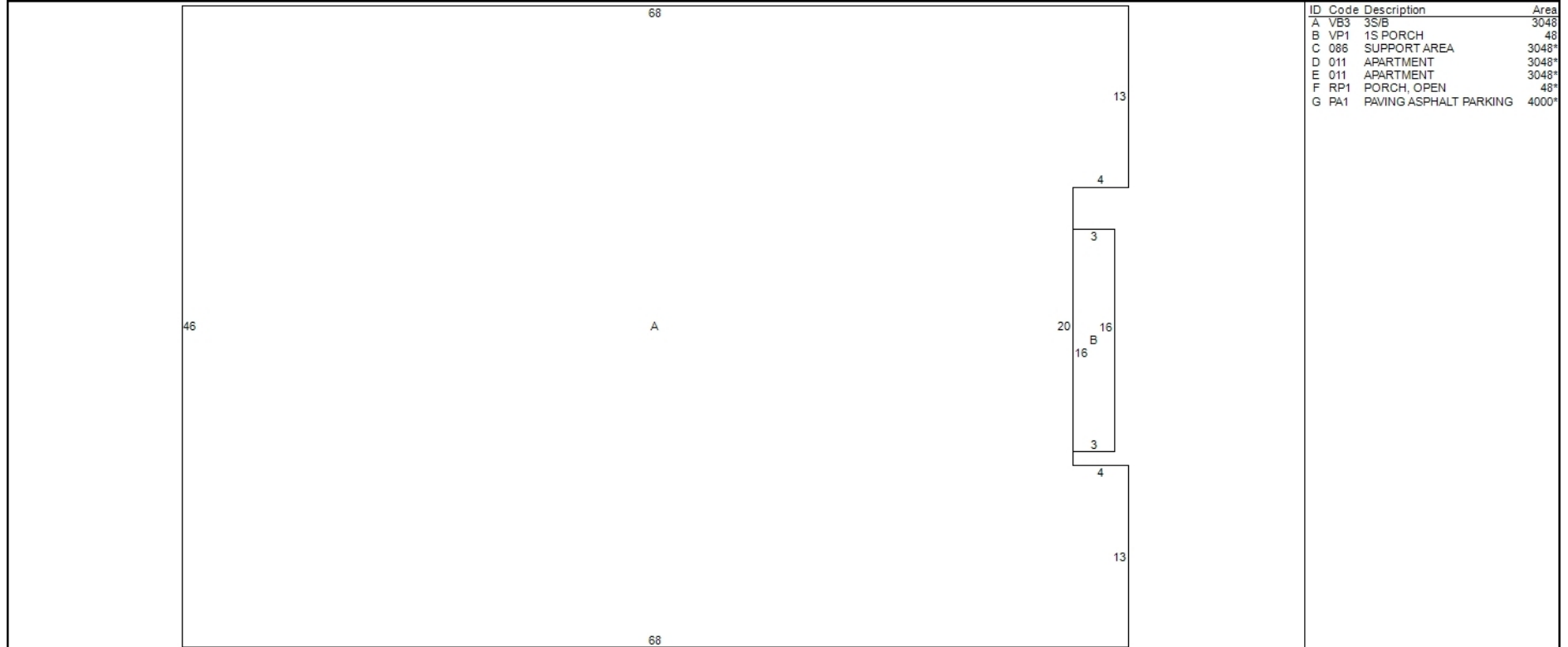
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Additional Property Photos



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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							0							
01	A	002 Apartments/Per Unit	18	9,144		80	138,240	5		0	131,328	40			52,531	52,531	78,797

Apartment Detail - Building 1 of 1							
Line	Use Type		Per Bldg	Beds	Baths	Units	Income
1	011	Apartment	18	0	10	18	172,800

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	12,192
Replace, Cost New Less Depr	771,000
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	771,000
Value per SF	63.24

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	78,797
Capitalization Rate	0.067500
Sub total	1,167,363
Residual Land Value	
Final Income Value	1,167,363
Total Gross Rent Area	12,192
Total Gross Building Area	12,192