

**Situs : 189 COURT ST**

**PARCEL ID: 151-030**

**Class: 957**

Card: 1 of 1

Printed: October 22, 2021

**CURRENT OWNER**  
ASSC OF BROCKTON CHARITIES INC  
20 SYLVAN ST  
BROCKTON MA 02302  
39721/181 03/04/2011

**GENERAL INFORMATION**  
Living Units  
Neighborhood 463  
Alternate ID 231  
Vol / Pg 39721/181  
District  
Zoning R3  
Class EXEMPT



**Property Notes**

| Land Information                      |      |                   |             |         |
|---------------------------------------|------|-------------------|-------------|---------|
| Type                                  | Size | Influence Factors | Influence % | Value   |
| Primary                               | SF   | 5,465             |             | 108,310 |
| Total Acres: .1255<br>Spot: Location: |      |                   |             |         |

| Assessment Information                  |                |                |                |                |
|-----------------------------------------|----------------|----------------|----------------|----------------|
|                                         | Appraised      | Cost           | Income         | Prior          |
| Land                                    | 108,300        | 108,300        | 108,300        | 103,100        |
| Building                                | 30,800         | 30,800         | 130,800        | 29,300         |
| <b>Total</b>                            | <b>139,100</b> | <b>139,100</b> | <b>239,100</b> | <b>132,400</b> |
| <b>Manual Override Reason</b>           |                |                |                |                |
| <b>Base Date of Value</b> 1/1/2021      |                |                |                |                |
| <b>Effective Date of Value</b> 1/1/2021 |                |                |                |                |
| <b>Value Flag</b> COST APPROACH         |                |                |                |                |
| <b>Gross Building:</b>                  |                |                |                |                |

| Entrance Information |    |              |        |
|----------------------|----|--------------|--------|
| Date                 | ID | Entry Code   | Source |
| 07/12/18             | CP | Field Review | Other  |

| Permit Information |        |       |         |            |
|--------------------|--------|-------|---------|------------|
| Date Issued        | Number | Price | Purpose | % Complete |

| Sales/Ownership History |         |             |                         |                |           |         |
|-------------------------|---------|-------------|-------------------------|----------------|-----------|---------|
| Transfer Date           | Price   | Type        | Validity                | Deed Reference | Deed Type | Grantee |
| 03/04/11                | 150,000 | Land + Bldg | To/From Exempt Org      | 39721/185      |           |         |
| 03/04/11                |         | Land + Bldg | Transfer Of Convenience | 39721/181      |           |         |

Inspection Witnessed By \_\_\_\_\_



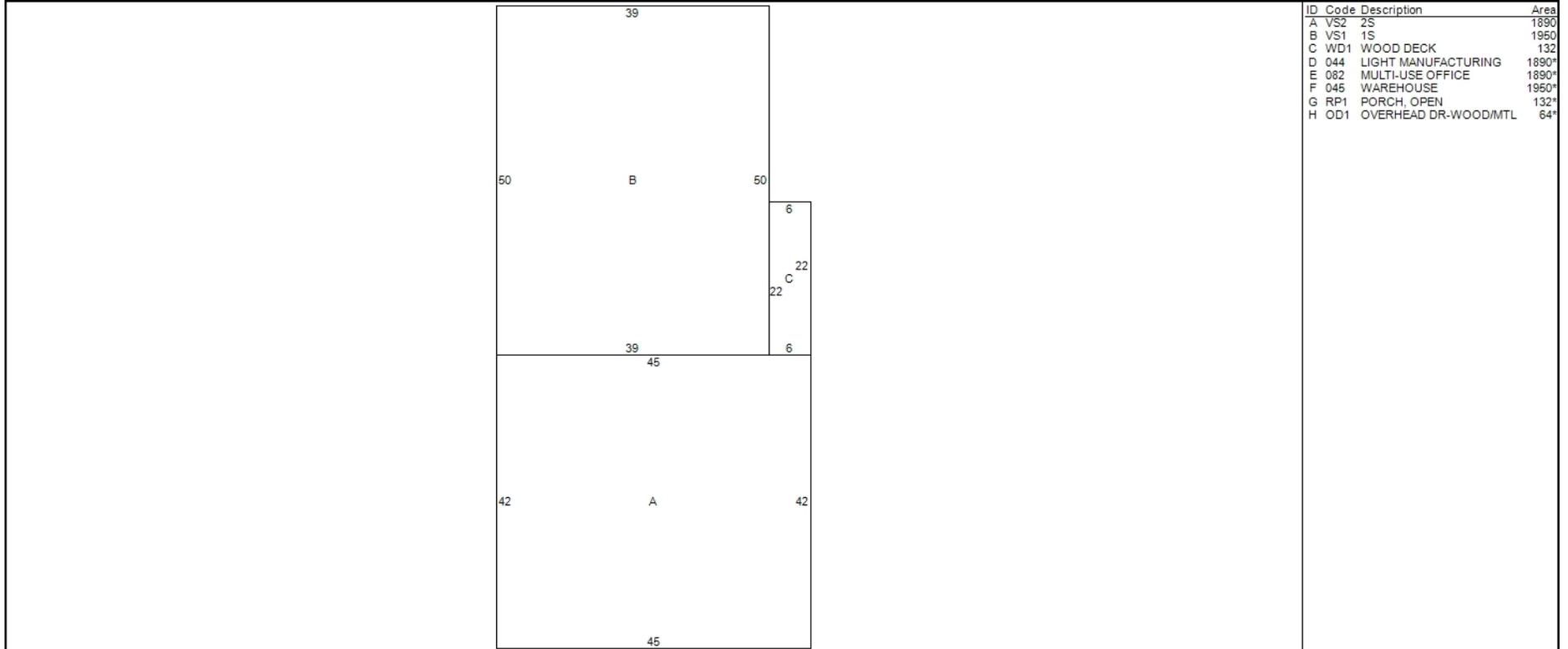
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**Additional Property Photos**



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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 |
|-------------|----------|------------------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| 07          | S        | 001 Lt Manufacturing         | 0     | 1,890    | 5.00        |             | 9,450                  | 15        |         | 0                 | 8,033                  | 15              |               |             | 1,205          | 1,205          | 6,828                |
| 12          | S        | 001 Warehouse                | 0     | 1,950    | 5.00        |             | 9,750                  | 15        |         | 0                 | 8,288                  | 15              |               |             | 1,243          | 1,243          | 7,045                |
| 24          | S        | 002 Converted & Multi Office | 0     | 1,890    | 9.50        |             | 17,955                 | 12.5      |         | 0                 | 15,711                 | 30              |               |             | 4,713          | 4,713          | 10,998               |

**Apartment Detail - Building 1 of 1**

| Line | Use Type | Per Bldg | Beds | Baths | Units | Rent | Income |
|------|----------|----------|------|-------|-------|------|--------|
|      |          |          |      |       |       |      |        |

**Building Cost Detail - Building 1 of 1**

|                                    |        |
|------------------------------------|--------|
| <b>Total Gross Building Area</b>   | 5,730  |
| <b>Replace, Cost New Less Depr</b> | 30,760 |
| <b>Percent Complete</b>            | 100    |
| <b>Number of Identical Units</b>   | 1      |
| <b>Economic Condition Factor</b>   |        |
| <b>Final Building Value</b>        | 30,760 |
| <b>Value per SF</b>                | 5.37   |

**Notes - Building 1 of 1**

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**Income Summary (Includes all Building on Parcel)**

|                                  |          |
|----------------------------------|----------|
| <b>Total Net Income</b>          | 24,871   |
| <b>Capitalization Rate</b>       | 0.104000 |
| <b>Sub total</b>                 | 239,144  |
| <b>Residual Land Value</b>       |          |
| <b>Final Income Value</b>        | 239,144  |
| <b>Total Gross Rent Area</b>     | 5,730    |
| <b>Total Gross Building Area</b> | 5,730    |