

**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



151-030 03/18/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,465		108,310

Total Acres: .1255  
Spot:

Location:

## Entrance Information

Date	ID	Entry Code	Source
07/12/18	CP	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	108,300	108,300	108,300	103,100
Building	30,800	30,800	130,800	29,300
Total	139,100	139,100	239,100	132,400

## Manual Override Reason

**Base Date of Value** 1/1/2021

**Effective Date of Value** 1/1/2021

**Value Flag** COST APPROACH  
**Gross Building:**

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
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### 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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## Building Information

Year Built/Eff Year 1910 /  
Building # 1  
Structure Type Office/Warehouse  
Identical Units 1  
Total Units  
Grade D  
# Covered Parking  
# Uncovered Parking  
DBA

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch, Open		22	6		1
1	Overhead Dr-Wood/Mtl		8	8		1
1	Wood Deck		1	132		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	1,890	174	Light Manufacturin	12	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	1	1
2	02	02	100	1,890	174	Multi-Use Office	10	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	1	1
3	01	01	100	1,950	139	Warehouse	12	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	1	1

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,890	Light Manufacturing		10	9,650
2	1,890	Multi-Use Office		10	13,070
3	1,950	Warehouse		10	8,040

## Outbuilding Data

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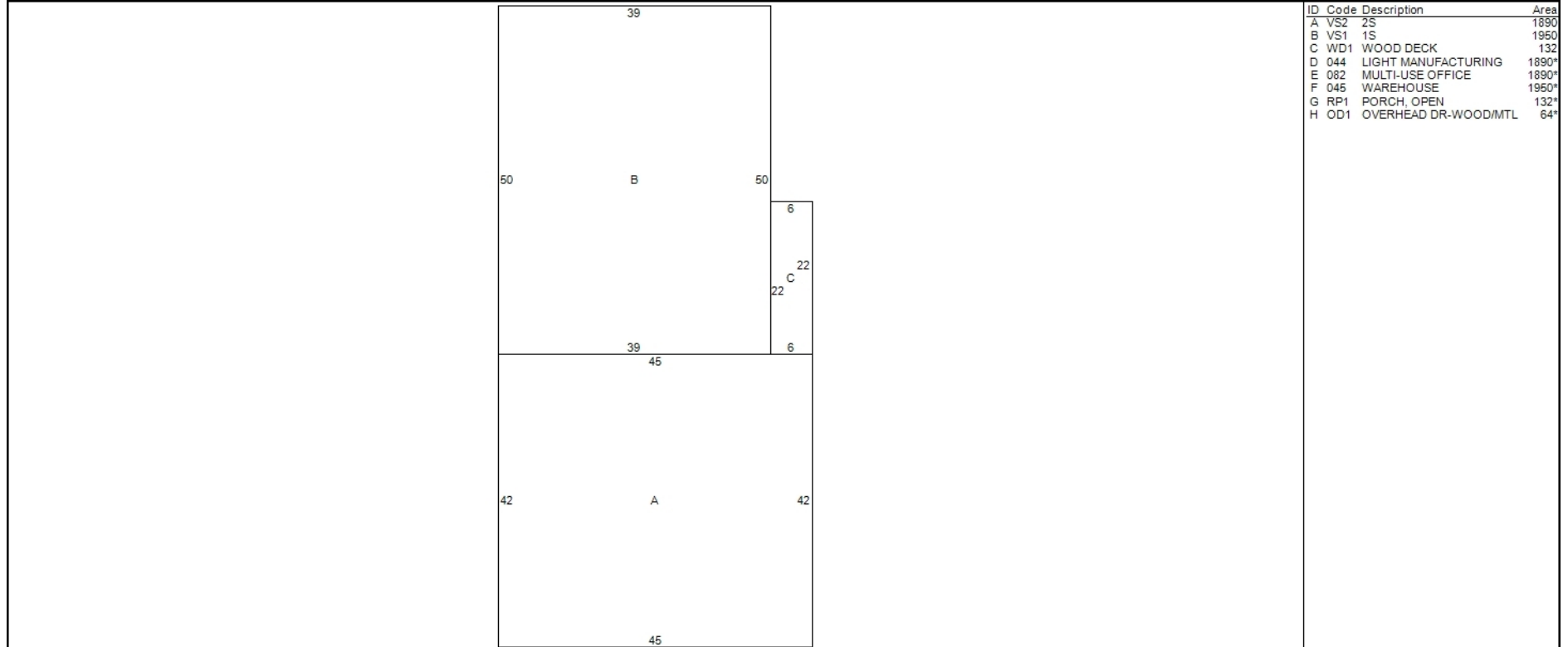
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model 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								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	5,730
								Replace, Cost New Less Depr	30,760
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	30,760
								Value per SF	5.37

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	24,871
								Capitalization Rate	0.104000
								Sub total	239,144
								Residual Land Value	
								Final Income Value	239,144
								Total Gross Rent Area	5,730
								Total Gross Building Area	5,730