### **BROCKTON**

Situs: 493 BELMONT ST

PARCEL ID: 030-134

Class: 013

Card: 1 of 1

Printed: June 29, 2022

#### **CURRENT OWNER**

FERRONE RYAMOND V TRUSTEE CATHLEEN A FERRONE ETAL TRS 31 BELMONT ST S EASTON MA 02375 42468/242 12/28/2012

#### **GENERAL INFORMATION**

Living Units 4 Neighborhood 449

Alternate ID **62 TORREY** Vol / Pg 42468/242

District

C5

Zoning

Class COMMERCIAL



030-134 03/18/2020

		Land Information		
Туре		Size Influence Factors	Influence %	Value
Primary	SF	7,786		175,810

**Property Notes** 

Total Acres: .1787

Location:

	Assessment Infor	mation		
	Appraised	Cost	Income	Prior
Land Building	175,800 360,300	175,800 417,300	175,800 360,300	175,800 360,300
Total	536,100	593,100	536,100	536,100

**Manual Override Reason** 

**Base Date of Value** Value Flag INCOME APPROACH **Effective Date of Value** 

**Gross Building:** 

**Permit Information** % Complete Date Issued Number Price Purpose

		Entrance I	ntormation
Date	ID	Entry Code	Source

Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee					
12/28/12	Land + Bldg	Transfer Of Convenience	42468/242	FERRONE RYAMOND V TRUSTEE					



# COMMERCIAL PROPERTY RECORD CARD

Interior/Exterior Valuation Detail

2023

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**Outbuilding Data** 

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Building In	forma	tion	
Year Built/Eff Year	1930	/	
Building #	1		
Structure Type	Resid	ential 2	Family
Identical Units	1		
Total Units	5		
Grade	C+		
# Covered Parking			
# Uncovered Parking			
DBA	BROC	KTON	
	INSU	RANCE	AGEN

	Building Other Features										
Line	.ine Type +/- Meas1 Meas2 # Stops Ident Units Line Type +/- Meas1 Meas2 # Stops Ident Units										
2	Porch, Open		70	1		1		71-			 
2	Porch, Open		72	1		1					
2	Porch, Open Upper		72	1		1					

	Interior/Exterior Information														
Line	Level Fr	om - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	1,372	164	Unfin Res Bsmt	9	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,372	164	Dwg Conv-Office	10	Masonry & I	Wood Frame/Joist/B	Normal	Hw/Steam	Unit	Normal	4	4
3	02	02	100	1,372	164	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	4	4
4	03	03	100	1,207	164	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	4	4

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Type	Yr B	lt M	leas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	1,372	Unfin Res Bsmt	45		13,320											
2	1,372	Dwg Conv-Office	60		94,440											
3	1,372	Apartment	60		165,350											
4	1,207	Apartment	60		144,150											

tyler clt division

COMMERCIAL PROPERTY RECORD CARD 2023

**BROCKTON** 

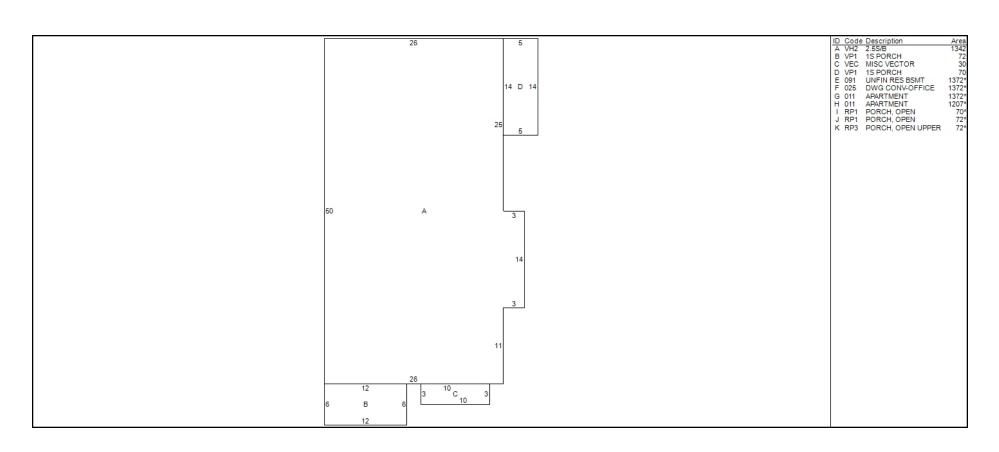
Situs: 493 BELMONT ST

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## **Addtional Property Photos**







**COMMERCIAL PROPERTY RECORD CARD** 2023 **BROCKTON** 

Card: 1 of 1 Printed: June 29, 2022 Situs: 493 BELMONT ST Parcel Id: 030-134 Class: 013

	Income Detail (Includes all Buildings on Parcel)																
		Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective E Gross M Income	•	•	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Grou	u <sub>l</sub> 0	1,372						0							
01	Α	003 Apartments/Per Unit	4	2,579		105	59,220	5		0	56,259	40			22,504	22,504	33,755
24	S	004 Converted & Multi Offic	0	1,372	14.00	105	20,168	12.5		0	17,647	30			5,294	5,294	12,353

		Aį	oartment l	Detail - Bu	ilding 1 of 1			Building Cost Detail - Building
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	
1	011 Apartment	4	1	10	4	14,100	56,400	Total Gross Building Area  Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value

Building Cost Detail - Building 1	of 1
Total Gross Building Area	5,323
Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	417,260 100 1 417,260
Value per SF	78.39

Notes - Building 1 of 1	Income Summary (Includes all Buildi	ng on Parcel)
	Total Net Income Capitalization Rate	46,108 0.086000
	Sub total Residual Land Value	536,140
	Final Income Value	536,140
	Total Gross Rent Area	3,951
	Total Gross Building Area	5,323