

Situs : WARREN AV

PARCEL ID: 053-013

Class: 934

Card: 1 of 1

Printed: July 1, 2022

CURRENT OWNER

CITY OF BROCKTON  
BROCKTON MA 02301  
01/01/1800

GENERAL INFORMATION

Living Units  
Neighborhood 431  
Alternate ID 76  
Vol / Pg  
District  
Zoning C2  
Class EXEMPT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	4.3500		1,082,150
Total Acres: 4.35 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	1,082,200	1,082,200	0	930,000
Building	3,561,300	3,561,300	0	3,561,300
Total	4,643,500	4,643,500	0	4,491,300
Manual Override Reason Base Date of Value Effective Date of Value				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/08/17	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/12/03	B39690	2,210	BLDG Win, Rf, Vr	100
11/08/99	31724	336,000	BLDG Replace Windows	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
CITY OF BROCKTON						

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

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## Building Information

Year Built/Eff Year 1904 /  
Building # 1  
Structure Type School  
Identical Units 1  
Total Units  
Grade B  
# Covered Parking  
# Uncovered Parking  
DBA BB RUSSELL  
ALTERNATIVE SCH

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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## 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	22,136	724	School	10	None	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	2	2
2	01	01	100	21,800	748	School	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	2	2
3	02	03	100	21,800	748	School	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	2	2

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	22,136	School	30		737,290
2	21,800	School	30		849,780
3	21,800	School	30		1,566,620

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1950			1	40,000	C	2	2	61,000
2	Br/St Shed	1904	1	1,334	1	1,334		2	2	17,900
3	Fence	1970	1	1,600	1	1,600		3	3	3,420
4	Light - In	1970			11	1		3	3	940
5	Light - In	1970			1	1		3	3	600

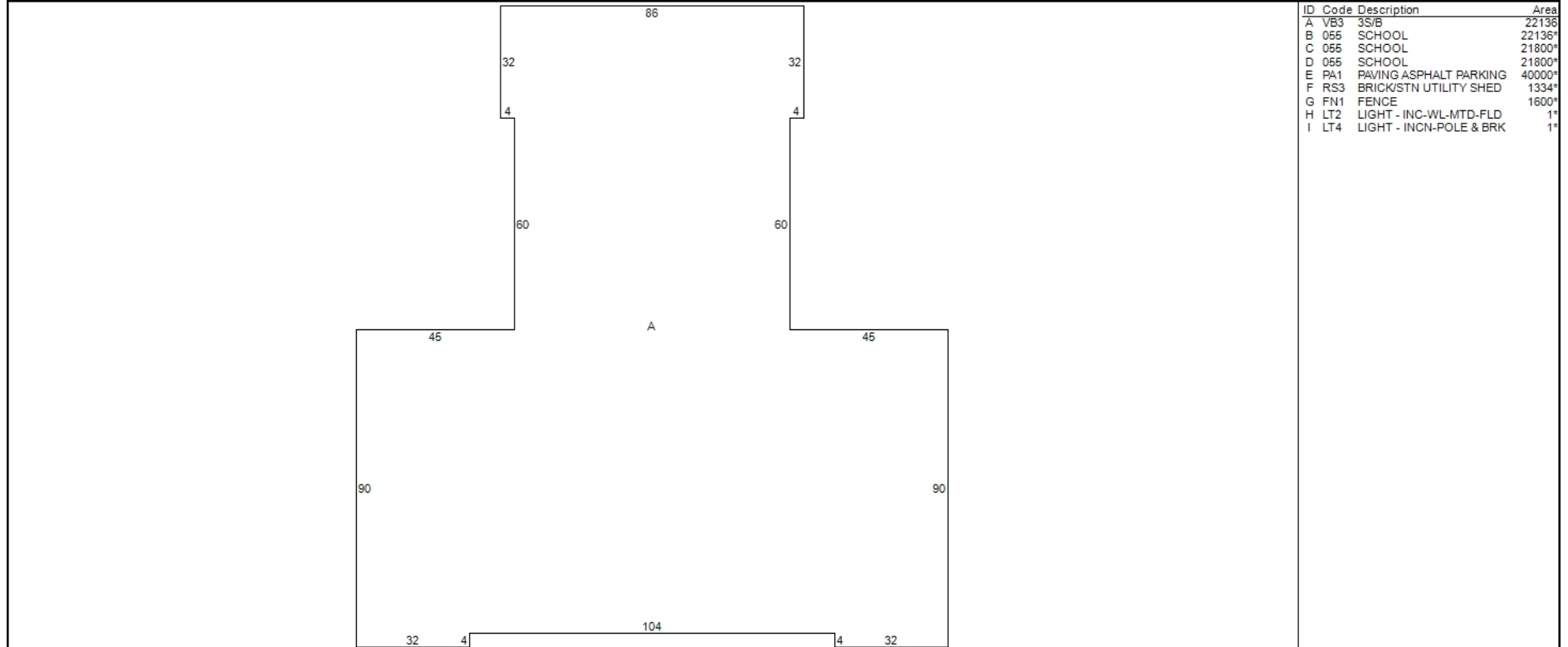
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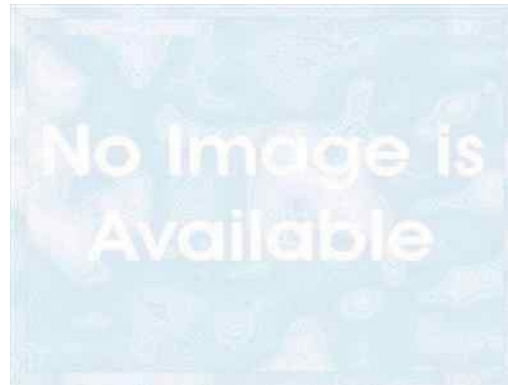
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Additional Property Photos



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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
00	S	Shell Income Use Group	0	87,536						0							

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	87,536
Replace, Cost New Less Depr	3,153,690
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	3,469,059
Value per SF	39.63

Notes - Building 1 of 1	
CHAMPIONS SCHOOL	

Income Summary (Includes all Building on Parcel)	
Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	87,536