

Situs : 156 W ELM ST	PARCEL ID: 058-047	Class: 956	Card: 1 of 1	Printed: November 6, 2023
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CURRENT OWNER	GENERAL INFORMATION
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301 01563/00458	Living Units Neighborhood 431 Alternate ID 13 Vol / Pg 01563/00458 District Zoning R3 Class EXEMPT

Property Notes
WAR MEMORIAL



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	51,640		406,500
Total Acres: 1.1855 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	406,500	406,500	0	352,600
Building	40,565,400	40,565,400	0	36,874,000
Total	40,971,900	40,971,900	0	37,226,600
Manual Override Reason Base Date of Value Effective Date of Value				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
10/29/20	CP	Entry Gained	Owner
12/19/16	HP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/04/23	8	9,500	OTHER	Installation Of (8) Return Grilles, (1
07/05/23	7	1,493,000	EXTERIOR	Roof Replacement, Window Resto
06/16/23	6	836,600	OTHER	Sheet Metal
04/07/16	64412	160,000	INT REMOD	Office Renovations 100
10/28/11	55680	104,236	BLDG	See Notes 0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
1563/458						

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1929 /
Building # 1
Structure Type Cultural Facilities
Identical Units 1
Total Units
Grade X+
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch, Open		386	1		1
1	Elevator Electric Pasngr		2,500	1		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	B1	B1	100	9,317	452	Multi Use Storage	12	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	9,317	452	Auditorium/Theate	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	4	4
3	02	02	100	9,317	452	Auditorium/Theate	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	9,317	Multi Use Storage		45	680,630
2	9,317	Auditorium/Theater		60	1,753,090
3	9,317	Auditorium/Theater		60	1,609,560

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Light - In	1970			1	1		3 3	90
2	Asph Pav	1960	1	9,999	1	9,999	C	3 3	13,720
3	Asph Pav	1960	1	2,557	1	2,557	C	3 3	3,510

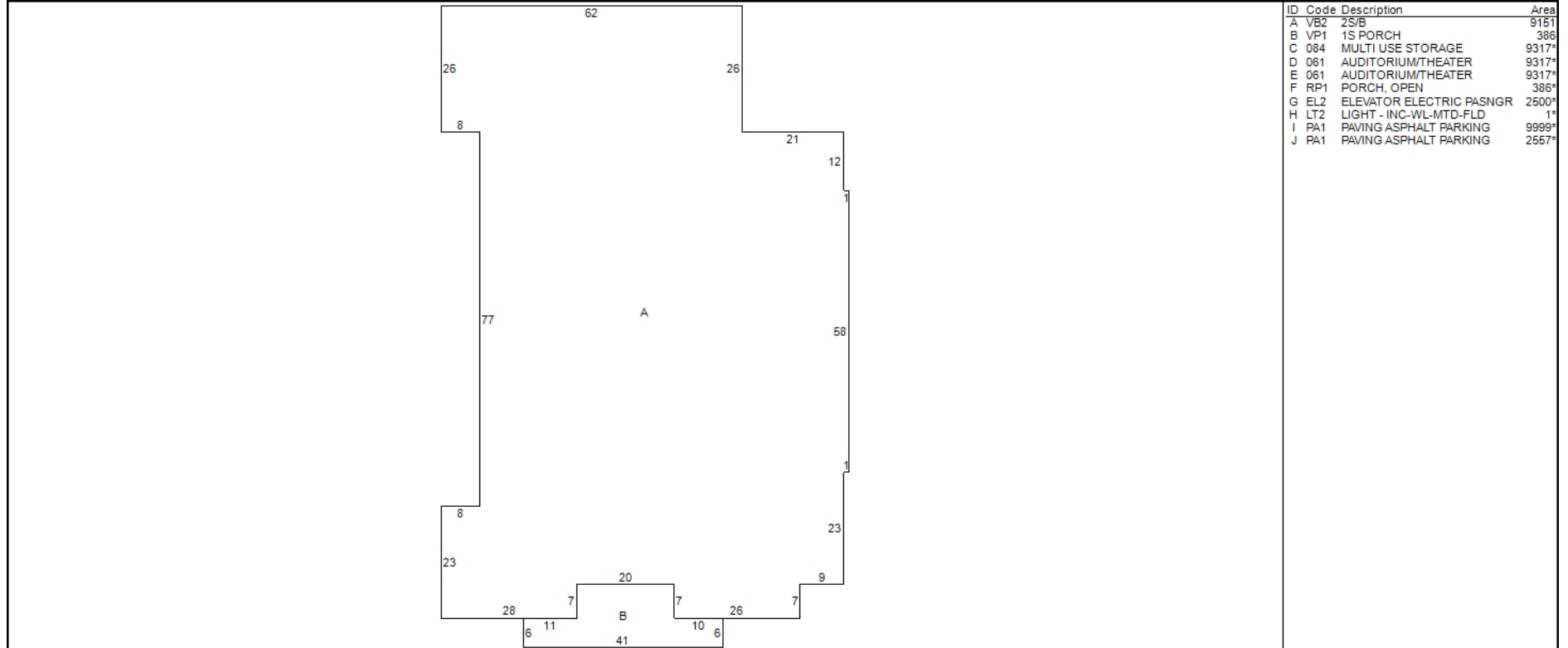
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Additional Property Photos



058-047 03/21/2020



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Income Detail (Includes all Buildings on Parcel)																		
Use Grp	Mod Type	Inc Mod	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
03	S	002	General Retail Model	0	18,634	14.47		269,634	10		0	242,671	25			60,668	60,668	182,003
05	S	001	Muse Strg/Hvy Man/Mill	0	9,317	2.31		21,522	20		0	17,218	30			5,165	5,165	12,053
														</				

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	27,951
								Replace, Cost New Less Depr	4,043,280
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	999
								Final Building Value	40,392,367
								Value per SF	1,445.11

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	194,056
								Capitalization Rate	0.000000
								Sub total	
								Residual Land Value	
								Final Income Value	
								Total Gross Rent Area	27,951
								Total Gross Building Area	27,951