


Situs : 345 MAIN ST		PARCEL ID: 089-060		Class: 954		Card: 1 of 1		Printed: November 6, 2023	
CURRENT OWNER			GENERAL INFORMATION						
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301 16599/60 09/14/1998			Living Units Neighborhood 441 Alternate ID 97-2 Vol / Pg 16599/60 District Zoning C2 Class EXEMPT						
Property Notes									
SENIOR CENTER									
									
089-060 03/24/2020									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	40,274		337,170					
Total Acres: .9246 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	337,200	337,200	337,200	292,500					
Building	2,079,000	2,079,000	344,000	1,889,900					
Total	2,416,200	2,416,200	681,200	2,182,400					
Manual Override Reason Base Date of Value Effective Date of Value									
Value Flag COST APPROACH Gross Building:									
Entrance Information									
Date	ID	Entry Code	Source						
05/23/22	CP	Entry & Sign	Other						
01/04/17	HP	Field Review	Other						
06/19/98	CLT	Not At Home	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
07/20/23	7	5,504,138	ADDITION	Addition And Renovation For Brocl					
05/13/21	1184	1,000	OTHER	Trench 100					
04/07/16	64377	1,000	HVAC	Duct Work 100					
06/08/04	41970	3,959	BLDG	10 X 12 Shed C. 100					
06/15/01	34829	0	BLDG	Free Standing S 100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/14/98		Land + Bldg	To/From Exempt Org	16599/60		CITY OF BROCKTON			

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Building Information			Building Other Features															
Year Built/Eff Year	2001	/	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
Building #	1		1	Fireplace 1 Opening						1								
Structure Type	Office Bldg L/R	1-4s	1	Porch, Enclosed		10	24			1								
Identical Units	1																	
Total Units	1																	
Grade	B+																	
# Covered Parking																		
# Uncovered Parking																		
DBA	MARY CRUISE																	
	KENNEDY SR CTR																	

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	7,333	349	Offices	12	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4

Interior/Exterior Valuation Detail						Outbuilding Data										
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	7,333	Offices	70		919,860	1	Light - FI	2001			6	1		3	3	4,150

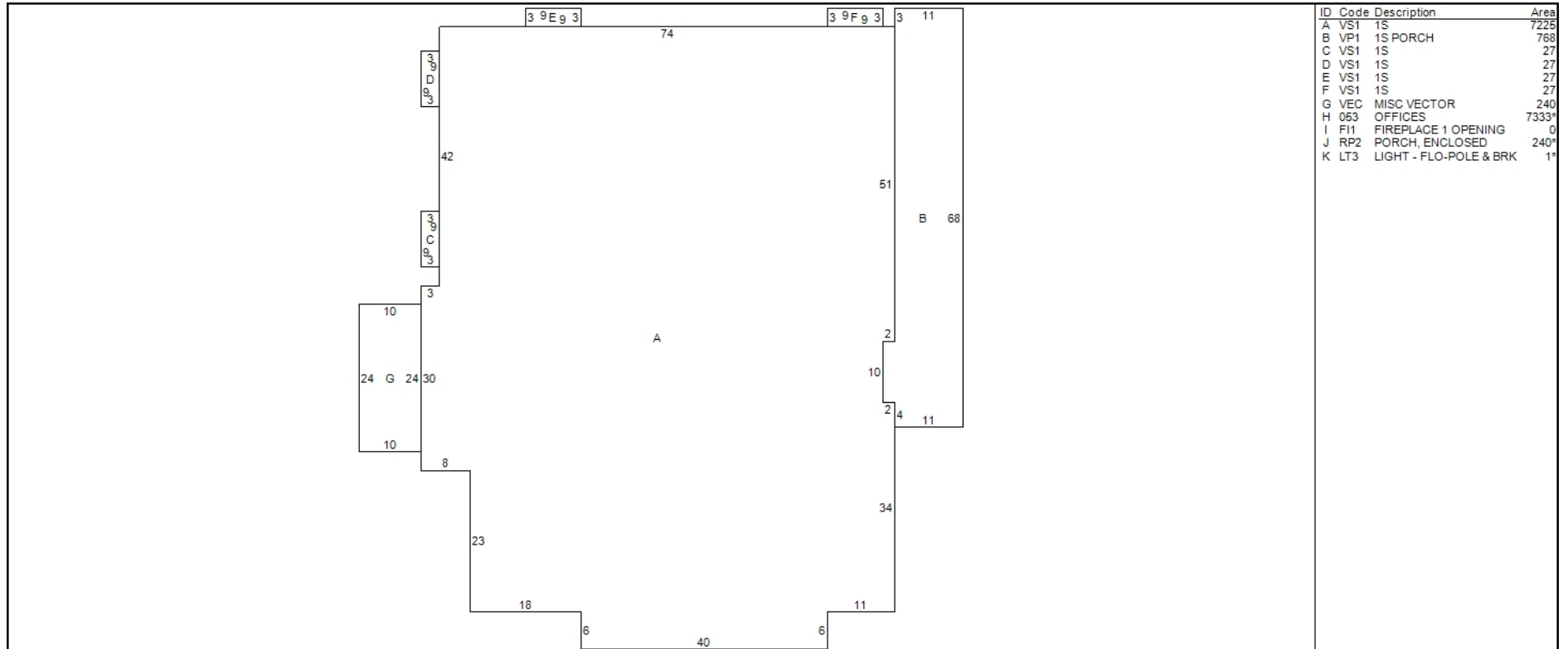
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Grp	Mod Type	Inc Mod 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
04	S	002 Office Low Rise 1-3 Sto	0	7,333	16.17		118,575	12.5		0	103,753	35			36,314	36,314	67,439

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	7,333
								Replace, Cost New Less Depr	919,860
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	225
								Final Building Value	2,069,685
								Value per SF	282.24

Notes - Building 1 of 1							Income Summary (Includes all Building on Parcel)	
							Total Net Income	67,439
							Capitalization Rate	0.099000
							Sub total	681,202
							Residual Land Value	
							Final Income Value	681,202
							Total Gross Rent Area	7,333
							Total Gross Building Area	7,333