

Situs : 45 SCHOOL ST

PARCEL ID: 110-047

Class: 956

Card: 1 of 1

Printed: November 7, 2023

CURRENT OWNER
CITY OF BROCKTON
BROCKTON MA 02301
00000/00000

GENERAL INFORMATION
Living Units
Neighborhood 457
Alternate ID 17
Vol / Pg 00000/00000
District
Zoning C3
Class EXEMPT



Property Notes
CITY HALL; BUILT IN 1894

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 61,855			468,820

Total Acres: 1.42
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	468,800	468,800	468,800	406,600
Building	92,321,600	92,321,600	2,613,200	83,883,000
Total	92,790,400	92,790,400	3,082,000	84,289,600

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag COST APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
10/21/21	CP	Entry Gained	Owner
12/30/20	CP1	Entry Gained	Other
12/21/18	CP	Entry Gained	Other
09/04/18	CP	Entry Gained	Other
09/08/17	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/01/20	1521	0	SOLARPANLS	100
05/27/20	697	0	ACCSTR	100
11/27/19	2231	1,078	OTHER Tent	
08/28/18	69956	0	OTHER Vent For Elevator	
03/10/16	64220	0	OTHER Temp Tent	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0/0		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1892 /
 Building # 1
 Structure Type Office Bldg L/R 1-4s
 Identical Units 1
 Total Units
 Grade X+
 # Covered Parking
 # Uncovered Parking
 DBA CITY HALL

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch, Open		6	26		1							
1	Elevator Electric Pasngr		1,500	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	13,137	524	Offices	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	4	4
2	01	01	100	13,137	524	Offices	20	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	4	4
3	02	02	100	13,137	524	Offices	20	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	4	4
4	03	03	100	9,852	393	Offices	12	Brick Or Stc	Wood Frame/Joist/B	Normal	Hw/Steam	Central	Normal	5	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	13,137	Offices		60	2,592,670
2	13,137	Offices		60	2,975,330
3	13,137	Offices		60	2,772,960
4	9,852	Offices		60	1,917,000

Outbuilding Data

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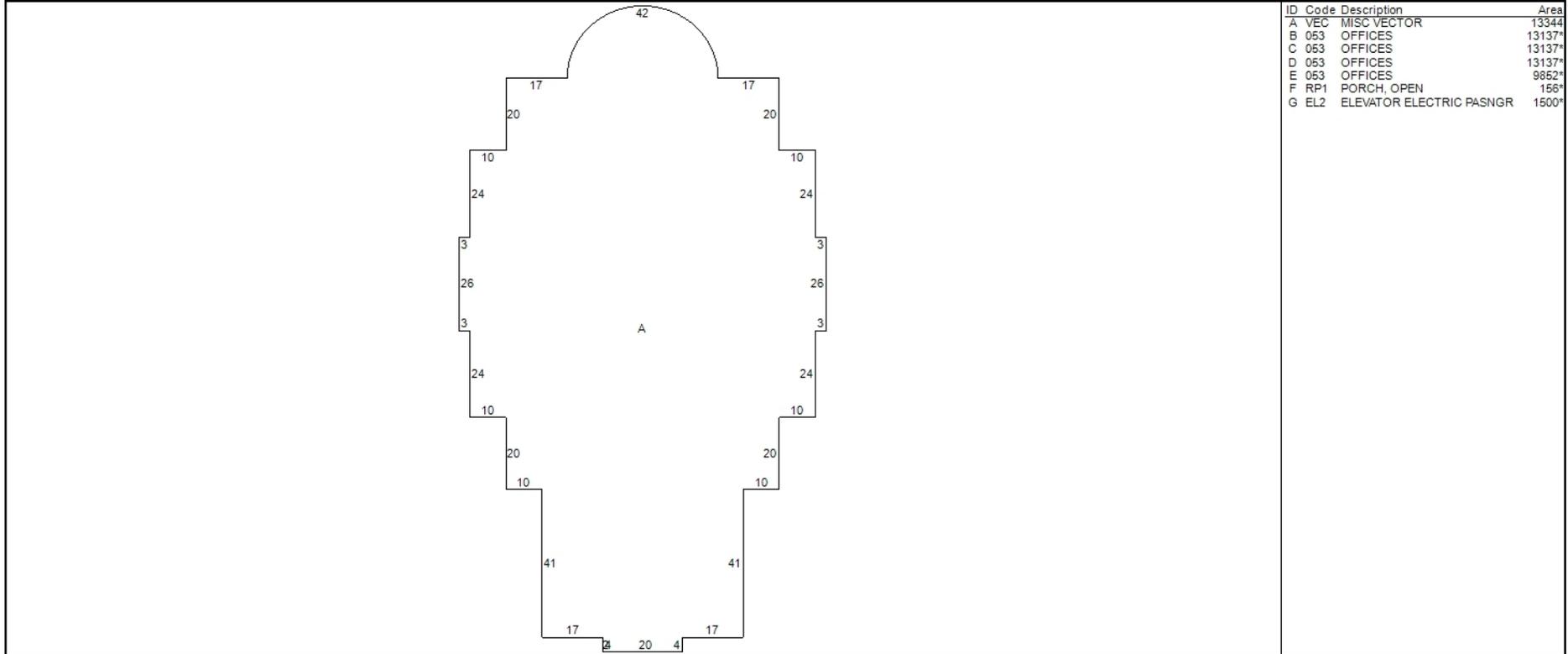
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Additional Property Photos



110-047 03/22/2020



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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
04	S	001 Office Low Rise 1-3 Sto	0	49,263	11.55		568,988	15		0	483,640	35			169,274	169,274	314,366

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	49,263
Replace, Cost New Less Depr	10,257,960
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	900
Final Building Value	92,321,640
Value per SF	1,874.06

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	314,366
Capitalization Rate	0.102000
Sub total	3,082,020
Residual Land Value	
Final Income Value	3,082,020
Total Gross Rent Area	49,263
Total Gross Building Area	49,263