

Situs : 737 WARREN AV		PARCEL ID: 069-054		Class: 936		Card: 1 of 1		Printed: November 20, 2024	
CURRENT OWNER			GENERAL INFORMATION						
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301 31751/236 11/18/2005			Living Units Neighborhood 431 Alternate ID 39 Vol / Pg 31751/236 District Zoning R2 Class EXEMPT						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	10,000		167,700					
Undeveloped	SF	18,140		19,410					
Total Acres: .646 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		187,100	187,100	0	170,100				
Building		0	0	0	0				
Total		187,100	187,100	0	170,100				
		Manual Override Reason							
		Base Date of Value							
		Effective Date of Value							
Value Flag		COST APPROACH							
Gross Building:									
Entrance Information									
Date	ID	Entry Code	Source						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
06/09/09	51740	0	BLDG	Demo 3 Walls 100					
03/25/08	49912	38,000	BLDG	Raise Bldg Heig 0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/18/05	186,000	Land + Bldg	Valid Sale	31751/236					
01/20/05	200,000	Land + Bldg	Repossession	29871/300					

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year /
Building #
Structure Type
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

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
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Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

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

Apartment Detail - Building 1 of 0							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 0	
Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 0	

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