

CITY OF BROCKTON
Review of Potential
Chapter 43D Expedited
Permitting Sites

OLD COLONY PLANNING COUNCIL
70 School Street
Brockton, MA

City of Brockton Review of Potential Chapter 43D Expedited Permitting Sites

Prepared by the

Old Colony Planning Council

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To request additional information regarding Title IV and related federal and state nondiscrimination obligations, please contact:

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Acknowledgements

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CITY OF BROCKTON

REVIEW OF POTENTIAL CHAPTER 43D EXPEDITED PERMITTING SITES

1. INTRODUCTION

In March, 2020 the City of Brockton City Council requested that the Old Colony Planning Council (OCPC) under the District Local Technical Assistance (DLTA) Program identify potential Chapter 43D Expedited Local Permitting sites in downtown Brockton. The study was requested to see how the city can take advantage of a number of underutilized and/or undeveloped parcels in this area in an effort to further economic development in the downtown. This study will examine current land uses, zoning, environmental constraints, and infrastructure in the study area and based upon this analysis prepare a draft list of suitable Chapter 43D sites. Based upon the finding of this study, OCPC will assist the City in the preparation of a Chapter 43D application to the Massachusetts Executive Office of Housing and Community Development/Massachusetts Permit Regulatory Office if requested to do so.

2. ABOUT THE CHAPTER 43 EXPEDITED PERMIT PROGRAM

What is the Chapter 43D Expedited Permitting Program?

The Chapter 43D Expedited Permitting Program was signed into law on August 2, 2006 as a tool communities can use to promote targeted economic and housing development as it:

- Provides a transparent and efficient process for municipal permitting
- Guarantees local permitting decisions on priority development sites within 180 days
- Increases visibility of your community and target development site(s)

How does my community participate in the Chapter 43D Expedited Permitting Program?

For communities to participate in the Chapter 43D Program they must first identify qualifying parcel(s) as Priority Development Site(s) (PDS) and obtain the permission of the owner (if private) for participation in the program. A PDS must meet the following criteria to qualify:

- Zoned for either commercial, industrial development, residential or mixed-use purposes
- Eligible for the development or redevelopment of a building of at least 50,000 square feet of gross floor area (may include existing structures and contiguous buildings)
- Must be approved by the local governing authority
- Must be approved by the State Interagency Permitting Board

Several parcels or projects may be included within a single priority development site. Whenever possible, priority development sites should be located adjacent to areas of existing development or in underutilized buildings or facilities or close to appropriate transit services.

Once Chapter 43D is adopted by a community, it must complete the following actions within 120 days of adoption:

- Appoint a single municipal point of contact for streamlined permitting
- Amend local rules, regulations, bylaws, etc. to comply with the 180-day permit timeline
- Determine and make available the requirements for each permit
- Establish a procedure for identifying necessary permits for a project
- Establish a procedure for determining completeness of the required submissions

What are the benefits of the Chapter 43D Expedited Permitting Program?

- Priority consideration for MassWorks Infrastructure Program grants, brownfields remediation assistance, and other financing opportunities through quasi-public organizations
- Online marketing of your site and promotion of your pro-business regulatory climate
- Improved municipal planning and permitting efficiencies
- Collection of special fees for priority development site permit applications
- Technical assistance provided by the regional planning agency

What protections are in place for communities who participate in the Chapter 43D Expedited Permitting Program?

The 180-day guarantee is suspended if the governing body determines:

- An application is incomplete
- An application contains false or misleading information
- That substantial changes to the project affect the information on the permit application since the original submission

Current Status of Chapter 43D Expedited Permitting Program

As of July 10, 2020, the Chapter 43D program has been adopted by 96 communities across the Commonwealth on 214 PDS. Within the 17 community Old Colony region, there are four communities that have adopted the Chapter 43 program. These are listed as follows:

Community	Number of PDS	Date Adopted	Location
Avon	1	12/0/09	1 Kiddie Drive
Brockton	0	4/9/08	800 Battle Street
Hanover	2	6/12/19	175 Washington St Parcel 7 56 Mill St Parcel 4
Plympton	1	9/8/10	Spring St at Route 44

The Brockton site was successfully redeveloped as the 94,000 square foot Crown Uniform and Linen Service Plant.

The Plympton site was successfully developed as the giant SYSCO Boston distribution center. Originally 630,000 square feet it has been greatly expanded since it was originally built.

3. OVERVIEW OF STUDY AREA/ZONING

The Study area in Brockton is located in the downtown. Its zoning includes Central Business 2 and Central Business 3. The Principal Permitted Uses included for Central Business 2 are:

- a. any use permitted in the C1 zone except that the limitations upon floor area and number of employees need not apply
- b. automobile, farm implement or trailer display, repair or servicing and sales new or used
- c. business, dancing or music schools
- d. frozen food lockers
- e. reserved
- f. radio or television broadcasting stations, studios or offices
- g. retail store or shop

- h. parking lot or garage
- i. wholesale establishment
- j. carpentry, painting plumbing or tin smithing shop
- k. testing lab
- l. printing or engraving
- m. hardware or building material sales
- n. amusements and recreation services
- o. business service shop
- p. Repealed
- q. undertaking or mortuary

Establishments permitted when not employing more than 15 people per shift:

1. dying and cleaning establishments
2. painting, plumbing or tin smithing shops
3. radio or television repair shops
4. dressmaking or tailoring shops
5. upholstery shop
6. general service or repair establishments

Permitted Special Uses

- a. any special use permitted in the C 1 zone
- b. gas stations
- c. day care facilities
- d. open air or drive in theaters
- e. pet shops, animal hospital or veterinarian
- f. car wash establishments
- g. taverns and restaurants, including drive in facilities
- h. hotel, motel, motor court or lodging houses.

The permitted uses for Central Business 3 include:

Principal Permitted Uses:

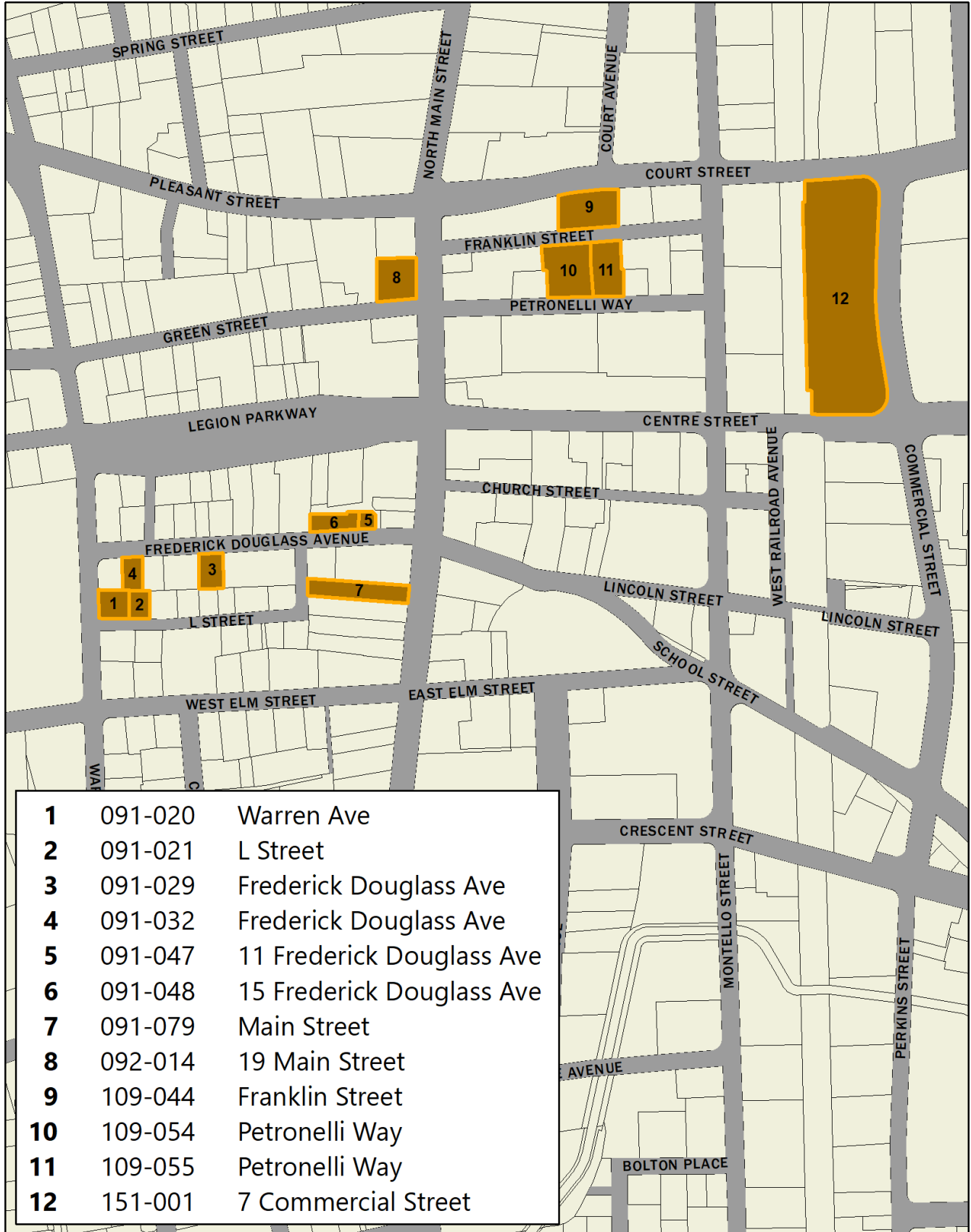
- a. any use permitted in the C2 zone
- b. community health centers as defined in section 330 of the Public Health Services Act (420 s.c.2540)
- c. alternative energy or renewal research and development production facilities

Permitted accessory uses include any accessory use permitted in the C2 zone

Permitted Special Uses include:

- a. any special use permitted in C-2 zones subject to the same limitations.
- b. multi-family dwellings (three (3) or more dwelling units in a structure) subject to the space standards in the R-3 Zone
- c. clinics, except as permitted in subsection

4. MAP OF 43D PROPOSED SITES



5. TRANSPORTATION INFRASTRUCTURE

Volume, Heavy Vehicle Percentage and Speed Data

The volume, heavy vehicle and speed data was obtained through the OCPC Data Collection Program. The year of the traffic count is 2019. On Warren Avenue south of Belmont Street (Route 123), the average daily traffic was recorded at 9,694 vehicles per day (VPD). The percentage of heavy vehicles in the traffic volume is 6.1 percent. The speed limit on Warren Avenue at this location is 30 miles per hour. The prevailing speed, which is the 85th percentile (the speed at which 85 percent of the traffic is traveling at or below) is 31 miles per hour.

On L Street, east of Warren Avenue, traffic volume was collected in 2004 and recorded 228 vehicles per day. The speeds and percent of trucks were not recorded.⁵

Traffic volumes were collected on Frederick Douglass Avenue, east of Warren Avenue, in 2004. The average daily traffic was recorded at 6,282 vehicles per day. The heavy vehicles and speed were not recorded at this location.

On Main Street north of Belmont Street, the traffic volumes were recorded at 11,427 vehicles per day. The speed limit on Main Street is 30 miles per hour. The 2004 traffic volumes on Petronelli Way was recorded at 691 vehicles per day. There were 6.5 percent of trucks in the traffic volume and the 85th percentile was 30 miles per hour.

Transit Options

The Main Street corridor in Brockton is served by a number of fixed route bus routes operated by the Brockton Area Transit (BAT). It is served mainly and directly by three of BAT's bus routes including Route 1, Route 2, and Route 12. While BAT Route 1 and BAT Route 2 serve locally, mainly Main Street in the downtown, south of the downtown and North Main Street north of the downtown (into Avon), BAT Route 12 serves regionally including the downtown, North Main Street, and to and from the Ashmont MBTA Station in Dorchester. In addition, the commuter rail Brockton downtown station is within walking distance from Main Street in the downtown.

Bicycle & Pedestrian Amenities

Despite Main Street being a heavily commercialized corridor with an abundance of businesses, social services, and major public transportation facilities within easy walking distance, there is little bicycle parking along the road. Painted bicycle lanes are provided on the right side of Main Street. Under future plans for the downtown, which include converting Main Street and Warren Avenue from one-way to two-way, (Warren Avenue is currently one-way southbound and Main Street is currently one-way northbound), bicycle lanes are planned for both Warren Avenue and Main Street.

The study area has sidewalks throughout. The width of the sidewalks varies, but are mostly 4 to 5 feet wide. On some sections of Main Street, the sidewalks are wider than five feet wide.

6. REVIEW OF POTENTIAL CHAPTER 43D PERMITTING SITES IN THE STUDY AREA

After reviewing possible sites to designate as Priority Development Sites (PDS] under the Chapter 43D Expedited Permitting Program, there were several sites that fit the criteria of being in a commercial, industrial, residential, or mixed-use zoning district and allow for the development of a building of at least 50,000 gross square feet. In addition to the aforementioned required criteria, the program gives preference to sites that meet one or more of the following criteria: being located in areas of existing development; inclusion of underutilized buildings or facilities; being located close to appropriate transit services.

Map/Parcel ID	Address	Owner
091-020	0 Warren Ave	City of Brockton
091-021	0 L Street	City of Brockton
091-029	0 Frederick Douglass Ave	City of Brockton
091-032	0 Frederick Douglass Ave	City of Brockton
091-047	11 Frederick Douglass Ave	City of Brockton
091-048	15 Frederick Douglass Ave	City of Brockton
091-079	0 Main Street	City of Brockton
092-014	19 Main Street	Brockton Redevelopment Authority
109-044	Franklin Street	City of Brockton
109-054	Petronelli Way	City of Brockton
109-055	Petronelli Way	City of Brockton
151-001	7 Commercial Street	City of Brockton

0 Warren Avenue

General Description: Vacant lot, 0.12 acres
Transportation Access: Route 123, Brockton Area Transit
Education and Training: Massasoit Community College
General Site Information
Local contact: Robert Jenkins, Executive Director, Brockton Redevelopment Authority
Phone number: 508-586-3887 ext 1
Email address: rjenkins@brocktonredevelopmentauthority.com
Property Owner: City of Brockton
Zoning: C2
Use/Zoning of adjacent land C2
Level of site readiness: vacant site
Presence or sections within 100 year floodplain: none
Presence or sections within wetlands: none
Electric Power Service Utility: National Grid
Gas Service Utility: Columbia Gas
Water Service Utility: City of Brockton
Sewer Service Utility: City of Brockton
Telecom Service Utility: Verizon, etc.

Recommendations for site use/improvement

This site is currently being used for parking. It could be sold to adjacent private property owners for parking or expansion of existing buildings on adjacent sites.

0 L Street

General Description: Vacant lot. 0.08 acres
Transportation Access: Route 123, Brockton Area Transit
Education and Training: Massasoit Community College
General Site Information
Local Contact: Robert Jenkins, Executive Director, Brockton Redevelopment Authority
Phone number: 508-586-3887 ext 1
Email Address: rjenkins@brocktonredevelopmentauthority.com
Property Owner: City of Brockton
Zoning: C-2
Use/zoning of adjacent land: C-2
Level of site readiness: vacant site
Presence or sections within 100 year floodplain: none
Presence or sections within wetlands: none
Electric Power Service Utility: National Grid
Gas Service Utility: Columbia Gas
Water Service Utility: City of Brockton
Sewer Service Utility: City of Brockton

Telecom Service Utility: Verizon, etc.

Recommendation for site use/improvement

This site is currently being used for parking. It could be sold to adjacent private property owners for parking or expansion of existing buildings on adjacent sites.

0 High Street

General Description: Vacant lot, 0.12 acres
Transportation Access: Route 123, Brockton Area Transit
Education and Training: Massasoit Community College

General Site Information

Local Contact: Robert Jenkins, Executive Director, Brockton Redevelopment Authority
Phone number: 508-586-3887 ext 1
Email Address: rjenkins@brocktonredevelopmentauthority.com

Property Owner: City of Brockton
Zoning C-3

Use/Zoning of adjacent

Land C-3

Level of site readiness vacant site

Presence or sections within 100 year floodplain: none

Presence or sections within wetlands: none

Electric Power Service Utility: National Grid

Gas Service Utility: Columbia Gas

Water Service Utility: City of Brockton

Sewer Service Utility: City of Brockton

Telecom Service Utility: Verizon, etc.

Recommendation for site use/improvement

This site is currently being used for parking. It could be sold to adjacent property owners for parking or expansion of existing buildings on adjacent sites.

0 High Street

(Frederick Douglas Avenue)

General Description Vacant lot, 0.09 acres
Transportation Access Route 123, Brockton Area Transit busline
Education and Training Massasoit Community College

General Site Information

Local Contact: Robert Jenkins, Executive Director, Brockton Redevelopment Authority
Phone number: 508-586-3887 ext 1
Email Address: rjenkins@brocktonredevelopmentauthority.com

Property Owner: City of Brockton

Zoning C-2
Use/Zoning of adjacent land C-2
Level of site readiness vacant site
Presence or sections within 100 year floodplain: none
Presence or sections within wetlands: none
Electric Power Service Utility: National Grid
Gas Service Utility: Columbia Gas
Water Service Utility: City of Brockton
Sewer Service Utility: City of Brockton
Telecom Service Utility: Verizon, etc.

Recommendation for site use/improvement

This site is currently being used for parking. It could be sold to adjacent private property Owners for parking or expansion of existing buildings on adjacent sites.

1 High Street

General Description 20,283 SF retail/multi use building on 0.04 acre lot

Zoning C-3

Owner Name City of Brockton

Transportation Access Route 123, Brockton Area Transit busline

Education and Training Massasoit Community College

General Site Information

Local Contact: Robert Jenkins, Executive Director, Brockton Redevelopment Authority

Phone number: 508-586-3887 ext 1

Email Address: rjenkins@brocktonredevelopmentauthority.com

Property Owner: City of Brockton

Zoning: C 3

Use/Zoning of adjacent land C 3

Level of site readiness 20,463 SF multi use retail and office building

Presence or sections within 100 year floodplain: none

Presence or sections within wetlands: none

Electric Power Service Utility: National Grid

Gas Service Utility: Columbia Gas

Water Service Utility: City of Brockton

Sewer Service Utility: City of Brockton

Telecom Service Utility: Verizon, etc.

Recommendation for site use/improvement

Land C 3
Level of site readiness vacant site
Presence or sections within 100 year floodplain: none
Presence or sections within wetlands: none
Electric Power Service Utility: National Grid
Gas Service Utility: Columbia Gas
Water Service Utility: City of Brockton
Sewer Service Utility: City of Brockton
Telecom Service Utility: Verizon, etc

Recommendation for site improvement

This site is vacant land being used for parking. It could be sold to adjacent property owners for parking or expansion of existing buildings on adjacent sites,

19 Main Street

General Description 25,956 SF building, retail, storage, support area on a 0.24 acre lot
Zoning C 3
Transportation Access Route 123, Brockton Area Transit busline
Education and Training Massasoit Community College
General Site Information
Local Contact Robert Jenkins, Executive Director, Brockton
Redevelopment Authority
Phone number 508-586-3887 ext 1
Email address rjenkins@brocktonredevelopmentauthority.com
Property Owner Brockton Redevelopment Authority
Zoning C 3

Use/Zoning of adjacent
Land C 3
Level of site readiness 25,938 SF building
Presence or sections within 100 year floodplain: none
Presence or sections within wetlands: none
Electric Power Service Utility: National Grid
Gas Service Utility: Columbia Gas
Water Service Utility: City of Brockton
Sewer Service Utility: City of Brockton
Telecom Service Utility: Verizon, etc.

Recommendation for site Improvement

This site is a three story building that can be used for retail or storage. It could be sold to a private property owner to be redeveloped,

0 Franklin Street

General Description: Vacant lot, 0.31 acres
Transportation Access: Routes 27 and 28, Brockton Area Transit
Education and training: Massasoit Community College

General Site Information

Local Contact: Robert Jenkins, Executive Director, Brockton Redevelopment Authority

Phone number: 508-586-3887 ext 1

Email Address: rjenkins@brocktonredevelopmentauthority.com

Property Owner: City of Brockton

Zoning: C 3

Use/Zoning of adjacent

Land C 3

Level of site readiness: vacant site

Presence or sections within 100 year floodplain: none

Presence or sections within wetlands: none

Electric Power Service Utility: National Grid

Gas Service Utility: Columbia Gas

Water Service Utility: City of Brockton

Sewer Service Utility: City of Brockton

Telecom Service Utility: Verizon, etc.

Recommendation for site improvement

The site is a vacant lot being used for parking. It could be sold to adjacent property owners for parking or expansion of existing buildings on adjacent sites.

0 Petronelli Way

General Description: Vacant lot, 0.35 acre
Transportation Access: Main Street, Route 28, Brockton Area Transit busline
Education and Training: Massasoit Community College

General Site Information

Local Contact: Robert Jenkins, Executive Director, Brockton Redevelopment Authority

Phone number: 508-586-3887 ext 1

Email Address: rjenkins@brocktonredevelopmentauthority.com

Property Owner: City of Brockton

Zoning C 3

Use/Zoning of adjacent

Land C 3

Level of site readiness vacant site

Presence or sections within 100 year floodplain: none

Presence or sections within wetlands: none
Electric Power Service Utility: National Grid
Gas Service Utility: Columbia Gas
Water Service Utility: City of Brockton
Sewer Service Utility: City of Brockton
Telecom Service Utility: Verizon, etc.

Recommendation for site improvement

The site is a vacant lot currently being used for parking. It could be sold to adjacent property owners for parking or expansion of existing buildings on adjacent sites.

0 Petronelli Way

General Description: Vacant lot, 0.24 acres
Transportation Access: Main Street, Route 28 and Brockton Area Transit
Education and training: Massasoit Community College

General Site Information

Local Contact: Robert Jenkins, Executive Director, Brockton Redevelopment Authority
Phone number: 508-586-3887 ext 1
Email Address: rjenkins@brocktonredevelopmentauthority.com

Property Owner: City of Brockton

Zoning: C 3

Use/Zoning of adjacent land C 3

Level of site readiness: vacant lot

Presence or sections within 100 year floodplain: none

Presence or sections within wetlands: none

Electric Power Service Utility: National Grid

Gas Service Utility: Columbia Gas

Water Service Utility: City of Brockton

Sewer Service Utility: City of Brockton

Telecom Service Utility: Verizon, etc.

Recommendation for site improvement

The site is a vacant lot currently being used for parking. It could be sold to adjacent property owners for parking or expansion of existing buildings on adjacent sites.

7 Commercial Street

General Description: City of Brockton Police Station, 36,885 SF building, lot 2.37 acres
Transportation Access: MBTA Commuter rail station, Routes 27 and 123, Brockton Area Transit bus station
Education and Training: Massasoit Community College

General Site Information

Local Contact: Robert Jenkins, Executive Director, Brockton Redevelopment Authority

Phone number: 508-586-3887 ext 1

Email Address: rjenkins@brocktonredevelopmentauthority.com

Property Owner: City of Brockton

Zoning C 3

Use/Zoning of adjacent land C 3

Level of site readiness site occupied by Brockton Police headquarters and parking

Presence or sections within 100 year floodplain: none

Presence or sections within wetlands: none

Electric Power Service Utility: National Grid

Gas Service Utility: Columbia Gas

Water Service Utility: City of Brockton

Sewer Service Utility: City of Brockton

Telecom Service Utility: Verizon, etc.

Recommendation for site improvement

This is the site of the City of Brockton Police Department Headquarters. Many years ago it was the city of the downtown Brockton railroad station. It has a prime location in the city downtown, on a commuter rail line and across the street from the Brockton Area Transit bus terminal. Should the City ever build a new Police department headquarters elsewhere in the city this would be prime location for redevelopment.

7. ECONOMIC ASSESSMENT OF POTENTIAL ADDITIONAL CHAPTER 43D SITES IN BROCKTON

There are twelve potential Chapter 43 D sites in downtown Brockton. There are 2 sites zoned C 2 totaling 0.29 acres of vacant land. There are 7 sites zoned C 3 totaling 1.39 acres of vacant land. These are small sites averaging around 0.21acre. There is one vacant building zoned C 2 with a total of 20,383 square feet of building space on a 0.04 acre lot. There is one vacant building zoned C 3 with a total of 25,956 square feet of building space on a 0.24 square foot lot. The largest potential Chapter 43 D site in downtown Brockton is the Brockton Police headquarters building. It is 36,885 square feet on a 2.37 acre lot.

Most of the small sites could be sold off to adjacent property owners for potential building expansion or parking space. There is the potential for someone in the parking lot business to buy them and operate them as private parking lots.

The city owned vacant building at 1 High Street has an appraised value of \$80,900.00 for the land and \$102,800.00 for the building for a total assessment of \$ 183,700.00

The city owned vacant building at 19 Main Street has an appraised value of \$121,700.00 for the land and \$225,900.00 for the building for a total assessment of \$357,600.00

Potentially the most valuable potential 43D site is the Brockton Police Headquarters located at 7 Commercial Street. It has a great location in downtown Brockton. It has excellent transit access by road, rail and busline. It is the largest site in terms of lot size (2.37 acres) and building size (36,885 square feet). It has an appraised value for the land of \$685,800.00 and \$2,266,700.00 for the building for a total assessment of \$2,952,500.00.

8. APPENDIX : ASSESSORS PROPERTY RECORD CARDS OF PROPOSED CHAPTER 43 D SITES

Situs : WARREN AV

PARCEL ID: 091-020

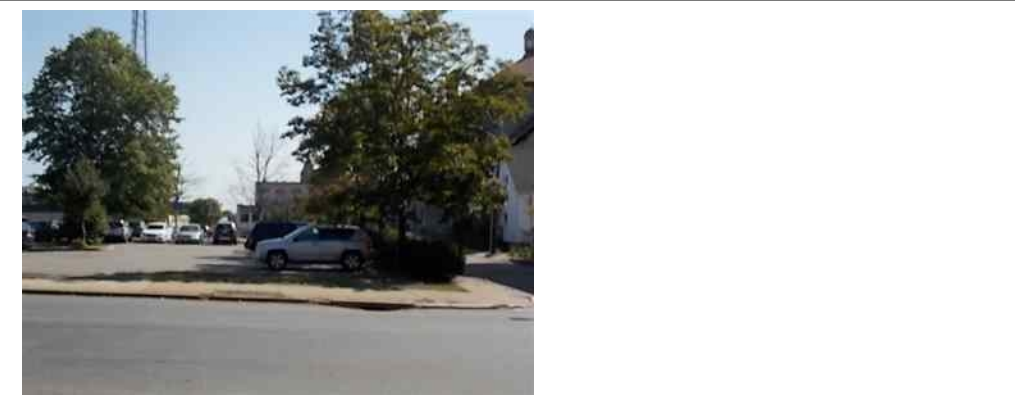
Class: 936

Card: 1 of 1

Printed: July 17, 2020

CURRENT OWNER
CITY OF BROCKTON
BROCKTON MA 02302
04833/00072

GENERAL INFORMATION
Living Units 24
Neighborhood 431
Alternate ID 191
Vol / Pg 04833/00072
District
Zoning C2
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 5,421			98,020
Total Acres: .1244				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	98,000	98,000	0	98,000
Building	6,800	6,800	0	6,800
Total	104,800	104,800	0	104,800
Manual Override Reason				
Base Date of Value 1/1/2019				
Effective Date of Value 1/1/2019				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/13/17	H/P	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4833/72		

Inspection Witnessed By _____

Situs : WARREN AV

Parcel Id: 091-020

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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
------	------	-----	-------	-------	---------	-------	-------	------	------	-----	-------	-------	---------	-------	-------

Interior/Exterior Information

Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
------	-----------------	---------	------	-------	----------	-------------	-----------	--------------	------------	---------	---------	----------	----------	------------

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	5,400	1	5,400	3	3		6,750

Situs : WARREN AV

Parcel Id: 091-020

Class: 936

Card: 1 of 1

Printed: July 17, 2020

Additional Property Photos



Situs : WARREN AV

Parcel Id: 091-020

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

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 1

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	

Situs : L ST

PARCEL ID: 091-021

Class: 936

Card: 1 of 1

Printed: July 17, 2020

CURRENT OWNER
CITY OF BROCKTON
BROCKTON MA 02301
04833/00073

GENERAL INFORMATION
Living Units
Neighborhood 457
Alternate ID 10
Vol / Pg 04833/00073
District
Zoning C2
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 3,480			88,700

Total Acres: .0799
Spot: Location:

Assessment Information				
	Appraised	Cost	Income	Prior
Land	88,700	88,700	0	88,700
Building	4,300	4,300	0	4,300
Total	93,000	93,000	0	93,000

Manual Override Reason
Base Date of Value 1/1/2019
Effective Date of Value 1/1/2019

Value Flag COST APPROACH
Gross Building:

Entrance Information			
Date	ID	Entry Code	Source
09/13/17	H/P	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4833/73		

Inspection Witnessed By _____

Situs : L ST

Parcel Id: 091-021

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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
------	-----------------	---------	------	-------	----------	-------------	-----------	--------------	------------	---------	---------	----------	----------	------------

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	3,400	1	3,400	3	3		4,250

Situs : L ST

Parcel Id: 091-021

Class: 936

Card: 1 of 1

Printed: July 17, 2020

Additional Property Photos



Situs : L ST

Parcel Id: 091-021

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

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 1

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	

Situs : HIGH ST

PARCEL ID: 091-029

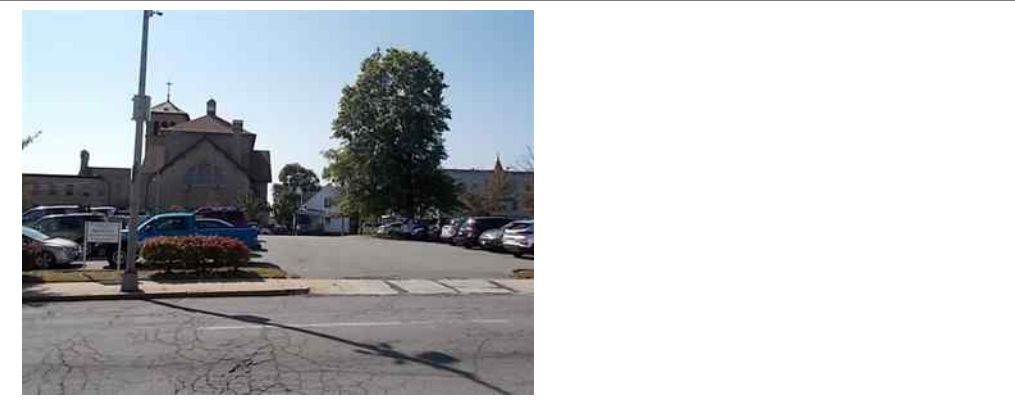
Class: 936

Card: 1 of 1

Printed: July 17, 2020

CURRENT OWNER
CITY OF BROCKTON
BROCKTON MA 02303
04852/00293

GENERAL INFORMATION
Living Units
Neighborhood 457
Alternate ID 3-1
Vol / Pg 04852/00293
District
Zoning C3
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 5,290			97,390
Total Acres: .1214				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,400	97,400	0	97,400
Building	6,500	6,500	0	6,500
Total	103,900	103,900	0	103,900
Manual Override Reason				
Base Date of Value 1/1/2019				
Effective Date of Value 1/1/2019				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/13/17	H/P	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4852/293		

Inspection Witnessed By _____

Situs : HIGH ST

Parcel Id: 091-029

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	5,200	1	5,200	3	3		6,500

Situs : HIGH ST

Parcel Id: 091-029

Class: 936

Card: 1 of 1

Printed: July 17, 2020

Additional Property Photos



Situs : HIGH ST

Parcel Id: 091-029

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

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 1

--

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	

Situs : HIGH ST

PARCEL ID: 091-032

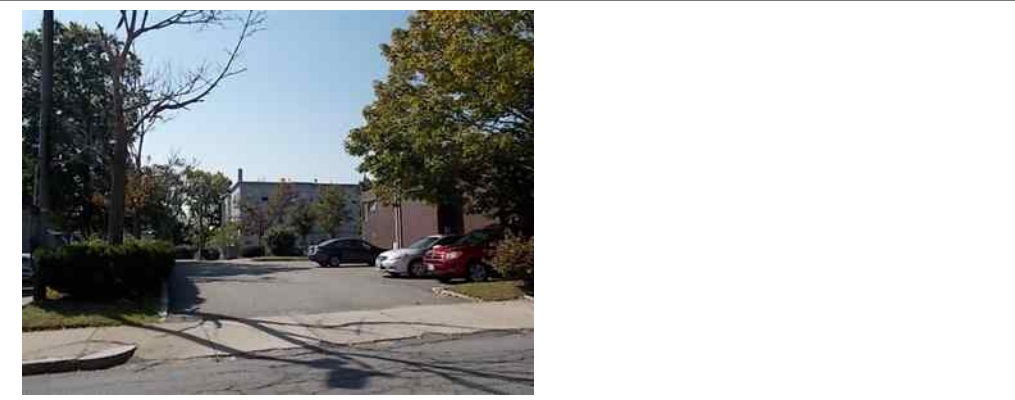
Class: 936

Card: 1 of 1

Printed: July 17, 2020

CURRENT OWNER
CITY OF BROCKTON
BROCKTON MA 02301
04852/00293

GENERAL INFORMATION
Living Units
Neighborhood 457
Alternate ID 5
Vol / Pg 04852/00293
District
Zoning C2
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 4,060			91,490
Total Acres: .0932				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,500	91,500	0	91,500
Building	5,000	5,000	0	5,000
Total	96,500	96,500	0	96,500
Manual Override Reason				
Base Date of Value 1/1/2019				
Effective Date of Value 1/1/2019				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/13/17	H/P	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4852/293		

Inspection Witnessed By _____

Situs : HIGH ST

Parcel Id: 091-032

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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
------	-----------------	---------	------	-------	----------	-------------	-----------	--------------	------------	---------	---------	----------	----------	------------

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1980	1	4,000	1	4,000	3	3	5,000

Situs : HIGH ST

Parcel Id: 091-032

Class: 936

Card: 1 of 1

Printed: July 17, 2020

Additional Property Photos

Situs : HIGH ST

Parcel Id: 091-032

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

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 1

--

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	

Situs : 11 HIGH ST

PARCEL ID: 091-047

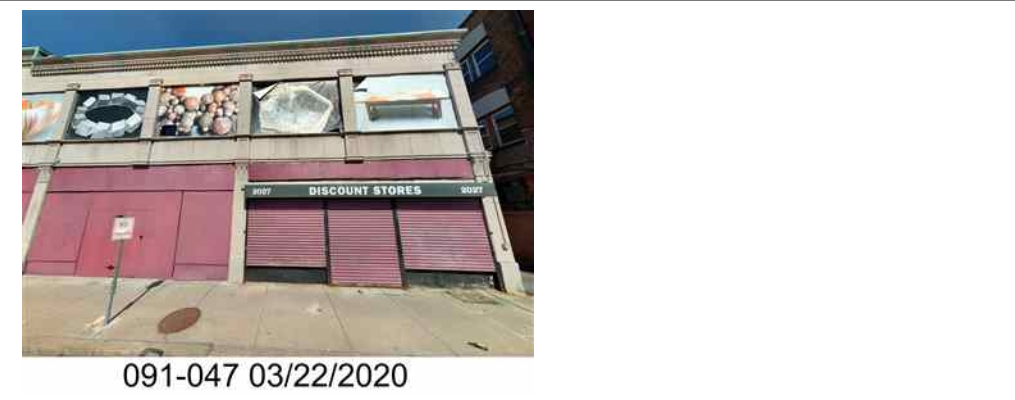
Class: 937

Card: 1 of 1

Printed: July 17, 2020

CURRENT OWNER
BROCKTON REDEV AUTHORITY
50 SCHOOL ST
BROCKTON MA 02301
51179/43 05/31/2019

GENERAL INFORMATION
Living Units
Neighborhood 457
Alternate ID 12-1
Vol / Pg 51179/43
District
Zoning C3
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 1,859			80,920
Total Acres: .0427				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,900	80,900	80,900	80,900
Building	111,000	111,000	454,900	111,000
Total	191,900	191,900	535,800	191,900
Manual Override Reason				
Base Date of Value 1/1/2019				
Effective Date of Value 1/1/2019				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/13/17	H/P	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
05/30/06	46523	1,500	BLDG	Redo Beams, Col	0
09/12/05	44933	10,000	BLDG	Repl Wndw s	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/31/19	1	Land + Bldg	Sale Of Multiple Parcels	51179/43	Quit Claim	BROCKTON REDEV AUTHORITY
09/07/05	450,000	Land + Bldg	Sale Of Portion/Other Comm	31294/026		

Inspection Witnessed By _____

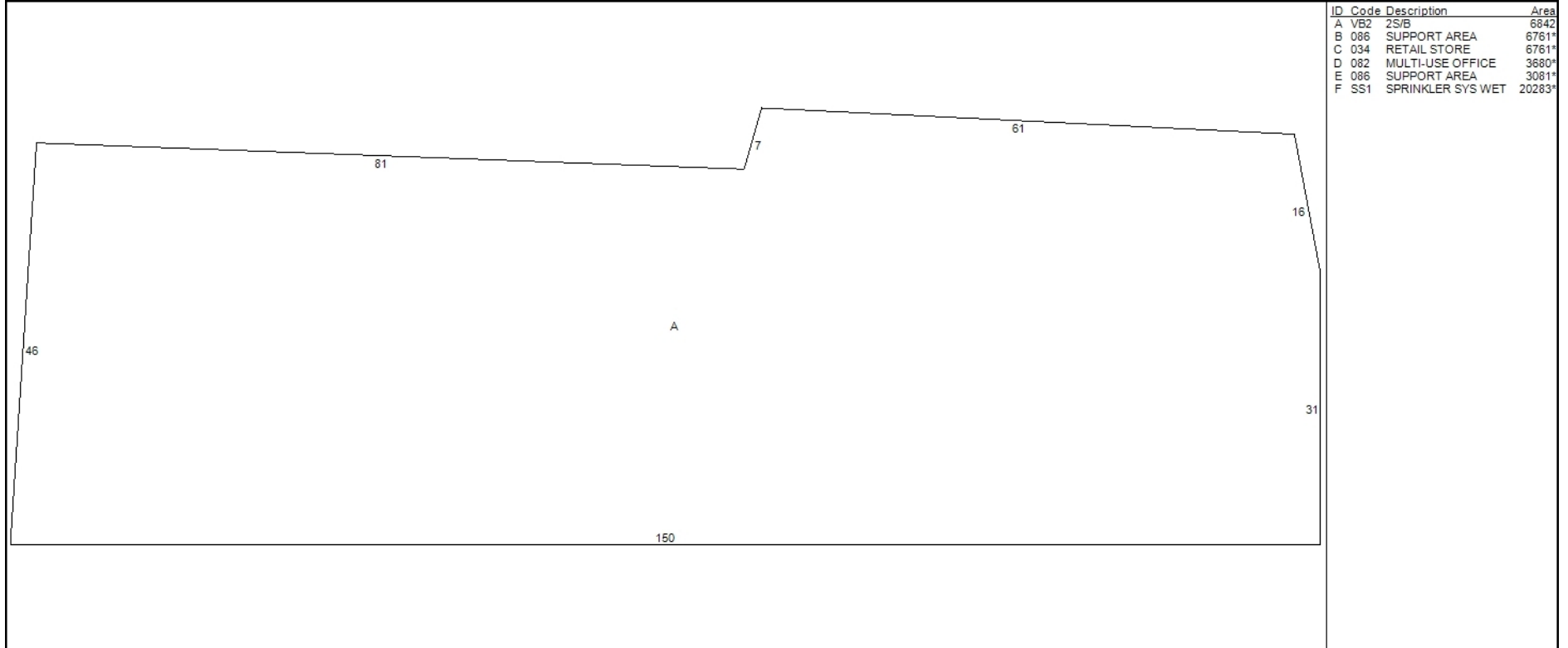
Situs : 11 HIGH ST

Parcel Id: 091-047

Class: 937

Card: 1 of 1

Printed: July 17, 2020



Additional Property Photos



Situs : 11 HIGH ST

Parcel Id: 091-047

Class: 937

Card: 1 of 1

Printed: July 17, 2020

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
00	S		Shell Income Use Group	0							0							
03	S	001	General Retail Model	0	6,761	10.00		67,610	15		0	57,469	25			14,367	14,367	43,102
24	S	001	Converted & Multi Office	0	3,680	7.50		27,600	12.5		0	24,150	30			7,245	7,245	16,905

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	20,283
Replace, Cost New Less Depr	111,020
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	111,020
Value per SF	5.47

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	60,007
Capitalization Rate	0.112000
Sub total	535,777
Residual Land Value	
Final Income Value	535,777
Total Gross Rent Area	20,283
Total Gross Building Area	20,283

Situs : 15 HIGH ST

PARCEL ID: 091-048

Class: 936

Card: 1 of 1

Printed: July 17, 2020

CURRENT OWNER
BROCKTON REDEV AUTHORITY
50 SCHOOL ST
BROCKTON MA 02301
LC/128585 05/31/2019

GENERAL INFORMATION
Living Units
Neighborhood 457
Alternate ID 12
Vol / Pg LC/128585
District
Zoning C3
Class EXEMPT



Property Notes
PARKING UNIT

Land Information				
Type	Size	Influence Factors	Influence %	Value
Secondary	SF	5,411		25,970
Total Acres: .1242				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	26,000	26,000	0	26,000
Building	0	0	0	0
Total	26,000	26,000	0	26,000
Manual Override Reason				
Base Date of Value 1/1/2019				
Effective Date of Value 1/1/2019				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/13/17	H/P	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
08/29/08	50657	2,000	BLDG	Shtrk, Wall	0
07/14/08	50423	2,000	BLDG	Rep Fire Escape	0
05/18/00	32751	2,534	BLDG	Part Sp For 3 D	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/31/19		1 Land + Bldg	Sale Of Multiple Parcels	LC/128585	Quit Claim	BROCKTON REDEV AUTHORITY
07/12/12		Land + Bldg		LC/107912		
09/07/05	450,000	Land + Bldg	Sale Of Portion/Other Comm	LC/107912		

Inspection Witnessed By _____

Situs : 15 HIGH ST

Parcel Id: 091-048

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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

Interior/Exterior Information												
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing Physical Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

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

Situs : 15 HIGH ST

Parcel Id: 091-048

Class: 936

Card: 1 of 1

Printed: July 17, 2020

Additional Property Photos



Situs : 15 HIGH ST

Parcel Id: 091-048

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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
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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	
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 1

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	

Situs : MAIN ST

PARCEL ID: 091-079

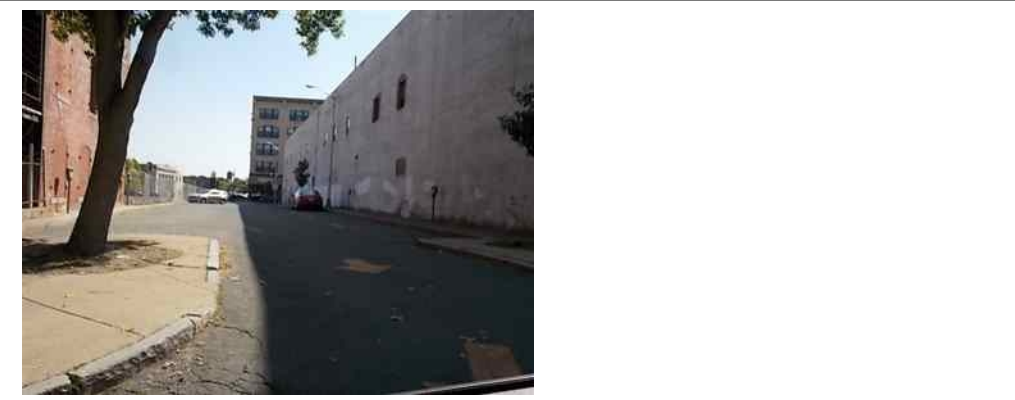
Class: 936

Card: 1 of 1

Printed: July 17, 2020

CURRENT OWNER
CITY OF BROCKTON
BROCKTON MA 02301
05313/00467

GENERAL INFORMATION
Living Units
Neighborhood 457
Alternate ID 118-1
Vol / Pg 05313/00467
District
Zoning C3
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,003			124,810
Total Acres: .2526				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	124,800	124,800	0	124,800
Building	13,800	13,800	0	13,800
Total	138,600	138,600	0	138,600
Manual Override Reason				
Base Date of Value 1/1/2019				
Effective Date of Value 1/1/2019				
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				5313/467		

Inspection Witnessed By _____

Situs : MAIN ST

Parcel Id: 091-079

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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
------	------	-----	-------	-------	---------	-------	-------	------	------	-----	-------	-------	---------	-------	-------

Interior/Exterior Information

Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
------	-----------------	---------	------	-------	----------	-------------	-----------	--------------	------------	---------	---------	----------	----------	------------

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	11,000	3	3		13,750

Situs : MAIN ST

Parcel Id: 091-079

Class: 936

Card: 1 of 1

Printed: July 17, 2020

Additional Property Photos



Situs : MAIN ST

Parcel Id: 091-079

Class: 936

Card: 1 of 1

Printed: July 17, 2020

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 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

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 1

--

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	

Situs : 19 MAIN ST

PARCEL ID: 092-014

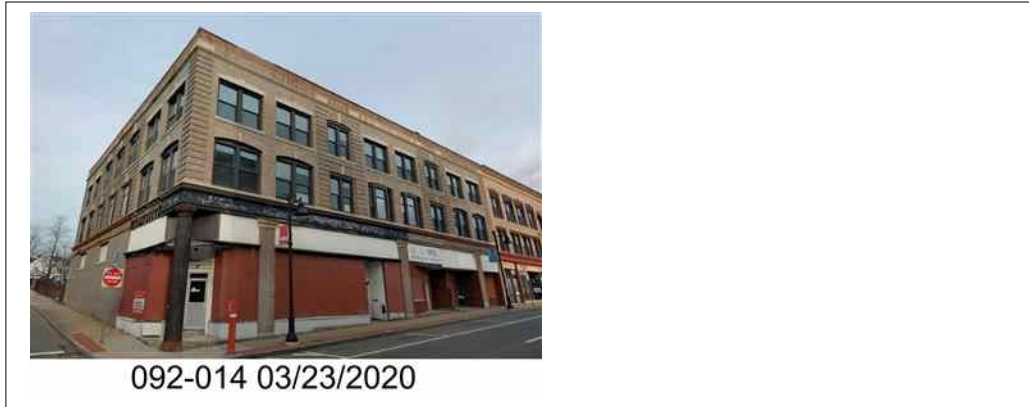
Class: 937

Card: 1 of 1

Printed: July 17, 2020

CURRENT OWNER
BROCKTON REDEVELOPMENT
AUTHORITY
60 SCHOOL ST
BROCKTON MA 02301
LC/118227 11/02/2012

GENERAL INFORMATION
Living Units
Neighborhood 457
Alternate ID 127
Vol / Pg LC/118227
District
Zoning C3
Class EXEMPT



Property Notes
VAC&ABAN

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,351			121,680
Total Acres: .2376				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	121,700	121,700	121,700	121,700
Building	254,700	254,700	543,800	254,700
Total	376,400	376,400	665,500	376,400
Manual Override Reason				
Base Date of Value 1/1/2019				
Effective Date of Value 1/1/2019				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
04/26/18	HP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/31/17	B67851	30,000	ROOF/REP	100
03/23/05	43621	20,000	BLDG Reroof, Demo In	0
10/07/04	42850	317,000	BLDG Masonry, Window	0
04/19/01	34375	3,500	BLDG Rep, Repoint Br	100
07/14/00	33069	900	BLDG Partition, Carp	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/02/12		Land + Bldg	Transfer Of Convenience	LC/118227		BROCKTON REDEVELOPMENT
12/21/10	475,000	Land + Bldg	Valid Sale	LC/115517		
08/04/09	384,000	Land + Bldg	Court Order/Decree	LC/113609		
06/03/05		Land + Bldg	Transfer Of Convenience	LC/107366		
12/16/02	400,000	Land + Bldg	Transfer Of Convenience	LC/102342		
11/06/02	400,000	Land + Bldg	Sold Twice In Same Year	LC/102342		
02/15/00		Land + Bldg	Transfer Of Convenience	LC/96965		

Inspection Witnessed By _____

Situs : 19 MAIN ST

Parcel Id: 092-014

Class: 937

Card: 1 of 1

Printed: July 17, 2020

Building Information

Year Built/Eff Year 1900 /
 Building # 1
 Structure Type Dow n tow n Row Ty|
 Identical Units 1
 Total Units
 Grade C+
 # 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
1	B1	B1	100	8,652	374	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	Normal	1	1
2	01	01	100	8,652	374	Retail Store	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	2	2
3	02	03	100	8,652	374	Multi Use Storage	10	Brick Or Stc	Wood Frame/Joist/B	Normal	None	None	None	1	1

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	8,652	Support Area		10	32,920
2	8,652	Retail Store		30	163,710
3	8,652	Multi Use Storage		10	58,080

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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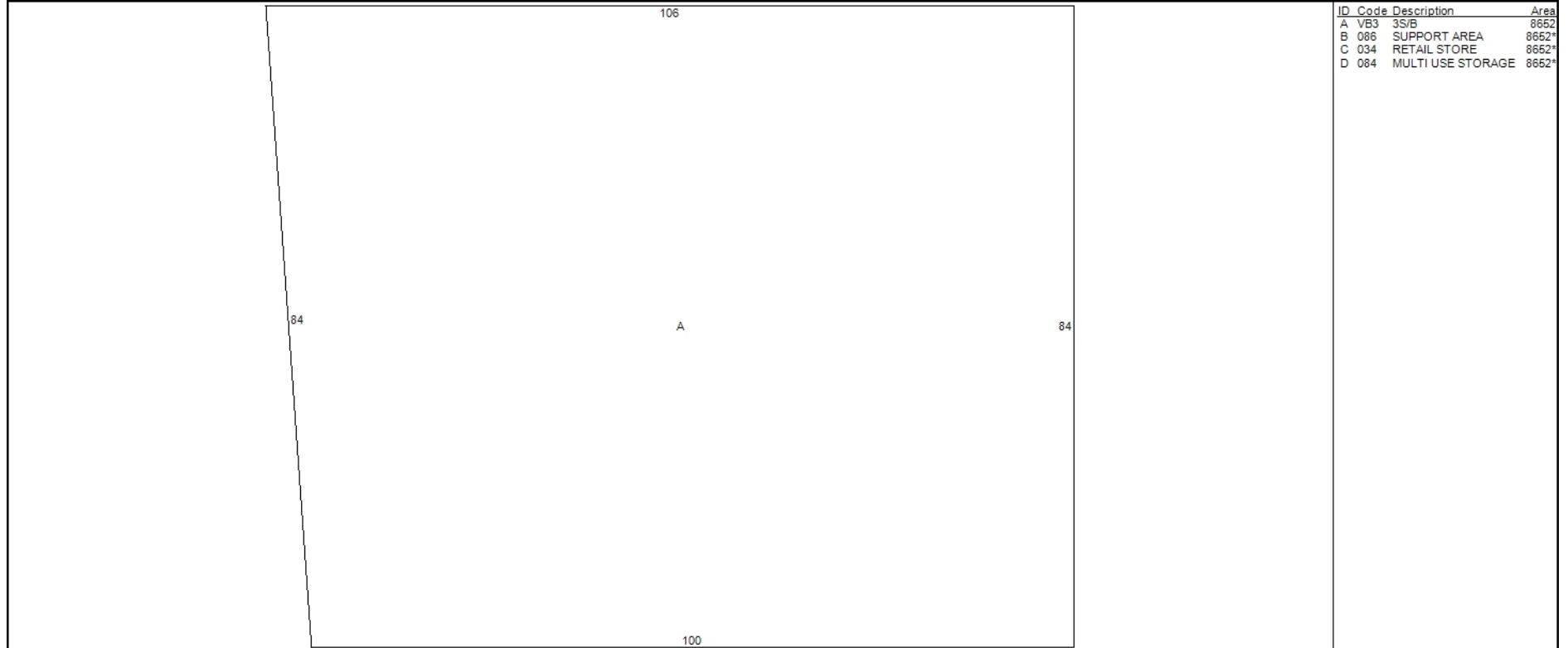
Situs : 19 MAIN ST

Parcel Id: 092-014

Class: 937

Card: 1 of 1

Printed: July 17, 2020



Additional Property Photos



Situs : 19 MAIN ST

Parcel Id: 092-014

Class: 937

Card: 1 of 1

Printed: July 17, 2020

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							0							
03	S	001 General Retail Model	0	8,652	10.00		86,520	15		0	73,542	25			18,386	18,386	55,156
05	S	001 Muse Stg/Hvy Man/Mi	0	17,304	2.00		34,608	20		0	27,686	30			8,306	8,306	19,380

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	34,608
Replace, Cost New Less Depr	254,710
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	254,710
Value per SF	7.36

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	74,536
Capitalization Rate	0.112000
Sub total	665,500
Residual Land Value	
Final Income Value	665,500
Total Gross Rent Area	34,608
Total Gross Building Area	34,608

Situs : FRANKLIN ST

PARCEL ID: 109-044

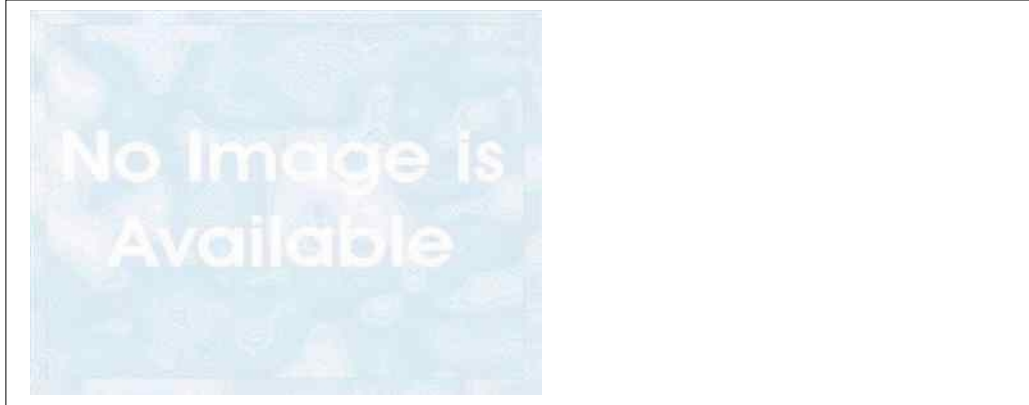
Class: 936

Card: 1 of 1

Printed: July 18, 2020

CURRENT OWNER
CITY OF BROCKTON
BROCKTON MA 02301
02301/00132

GENERAL INFORMATION
Living Units
Neighborhood 474
Alternate ID 1
Vol / Pg 02301/00132
District
Zoning C3
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,588			137,220
Total Acres: .3119 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	137,200	137,200	0	137,200
Building	15,300	15,300	0	15,300
Total	152,500	152,500	0	152,500
Manual Override Reason				
Value Flag	COST APPROACH		Base Date of Value	1/1/2019
Gross Building:			Effective Date of Value	1/1/2019

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				2301/132		

Inspection Witnessed By _____

Situs : FRANKLIN ST

Parcel Id: 109-044

Class: 936

Card: 1 of 1

Printed: July 18, 2020

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
------	------	----------	--------	------------	-----------------

Outbuilding Data

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

1	Asph Pav	1950			1	13,588	3	3		15,290
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Situs : FRANKLIN ST

Parcel Id: 109-044

Class: 936

Card: 1 of 1

Printed: July 18, 2020

Additional Property Photos

Situs : FRANKLIN ST

Parcel Id: 109-044

Class: 936

Card: 1 of 1

Printed: July 18, 2020

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
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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	
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 1

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	

Situs : PETRONELLI WA

PARCEL ID: 109-054

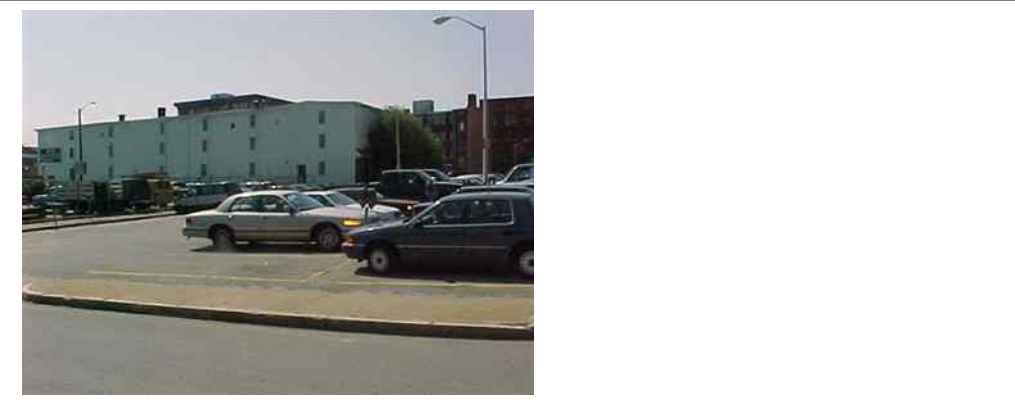
Class: 936

Card: 1 of 1

Printed: July 18, 2020

CURRENT OWNER
CITY OF BROCKTON BROCKTON MA 02301 00000/00000

GENERAL INFORMATION
Living Units
Neighborhood 474
Alternate ID 3
Vol / Pg 00000/00000
District
Zoning C3
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,087			144,420
Total Acres: .3463				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	144,400	144,400	0	144,400
Building	18,900	18,900	0	18,900
Total	163,300	163,300	0	163,300
Manual Override Reason				
Base Date of Value 1/1/2019				
Effective Date of Value 1/1/2019				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/24/18	69921	0	OTHER Parking Garage	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0/0		

Inspection Witnessed By _____

Situs : PETRONELLI WA

Parcel Id: 109-054

Class: 936

Card: 1 of 1

Printed: July 18, 2020

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
------	-----------------	---------	------	-------	----------	-------------	-----------	--------------	------------	---------	---------	----------	----------	------------

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

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

1	Asph Pav	1975			1	15,087	3	3		18,860
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Situs : PETRONELLI WA

Parcel Id: 109-054

Class: 936

Card: 1 of 1

Printed: July 18, 2020

Additional Property Photos

Situs : PETRONELLI WA

Parcel Id: 109-054

Class: 936

Card: 1 of 1

Printed: July 18, 2020

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 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

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 1

--

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	

Situs : PETRONELLI WA

PARCEL ID: 109-055

Class: 936

Card: 1 of 1

Printed: July 18, 2020

CURRENT OWNER
CITY OF BROCKTON
BROCKTON MA 02301
05355/00419

GENERAL INFORMATION
Living Units
Neighborhood 474
Alternate ID 5
Vol / Pg 05355/00419
District
Zoning C3
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,321			121,540
Total Acres: .2369				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	121,500	121,500	0	121,500
Building	12,900	12,900	0	12,900
Total	134,400	134,400	0	134,400
Manual Override Reason				
Value Flag	COST APPROACH		Base Date of Value	1/1/2019
Gross Building:			Effective Date of Value	1/1/2019

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				5355/419		

Inspection Witnessed By _____

Situs : **PETRONELLI WA**

Parcel Id: **109-055**

Class: **936**

Card: 1 of 1

Printed: July 18, 2020

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

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1975			1	10,321	3	3		12,900

Situs : PETRONELLI WA

Parcel Id: 109-055

Class: 936

Card: 1 of 1

Printed: July 18, 2020

Additional Property Photos

Situs : PETRONELLI WA

Parcel Id: 109-055

Class: 936

Card: 1 of 1

Printed: July 18, 2020

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 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

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 1

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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	

Situs : 7 COMMERCIAL ST

PARCEL ID: 151-001

Class : 935

Card: 1 of 1

Printed: July 18, 2020

CURRENT OWNER
CITY OF BROCKTON
BROCKTON MA 02301
03314/00746

GENERAL INFORMATION
Living Units
Neighborhood 451
Alternate ID 1
Vol / Pg 03314/00746
District
Zoning I2
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.3700			685,790
Total Acres: 2.37 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	685,800	685,800	0	685,800
Building	2,441,500	2,441,500	0	2,441,500
Total	3,127,300	3,127,300	0	3,127,300
Manual Override Reason				
Base Date of Value 1/1/2019				
Value Flag COST APPROACH	Effective Date of Value 1/1/2019			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
05/09/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/27/17	67656	39,300	WNDWS	100
04/07/16	64393	6,400	HVAC Duct Work	100
07/14/10	53558	18,000	BLDG Rooftop Hvac Un	0
05/21/04	41834	750	BLDG Temp Tent	100
06/20/03	B39765	4,000	BLDG Interior Reno C	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3314/746		

Inspection Witnessed By _____

Situs : 7 COMMERCIAL ST

Parcel Id: 151-001

Class: 935

Card: 1 of 1

Printed: July 18, 2020

Building Information	
Year Built/Eff Year	1967 /
Building #	1
Structure Type	Police/Fire Stations
Identical Units	1
Total Units	
Grade	B+
# Covered Parking	
# Uncovered Parking	
DBA	POLICE STATION

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Canopy Only		12	10			1								
1	Canopy Only		12	6			1								
1	Overhead Dr-Roll Stl		12	12			2								
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	12,296	480	Multi-Use Office	14	None	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	4	4
2	01	01	100	12,296	480	Multi-Use Office	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	4	4
3	02	02	100	12,296	480	Multi-Use Office	14	Brick Or Stc	Wood Frame/Joist/B	Normal	Unit Heat	None	Normal	4	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	12,296	Multi-Use Office		60	720,920
2	12,296	Multi-Use Office		60	750,180
3	12,296	Multi-Use Office		60	681,620

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1967			1	50,000		3 3	62,500
2	Light - In	1967			4	1		3 3	280
3	Light - Me	1967			8	1		3 3	1,840
4	Light - In	1967			4	1		3 3	2,200

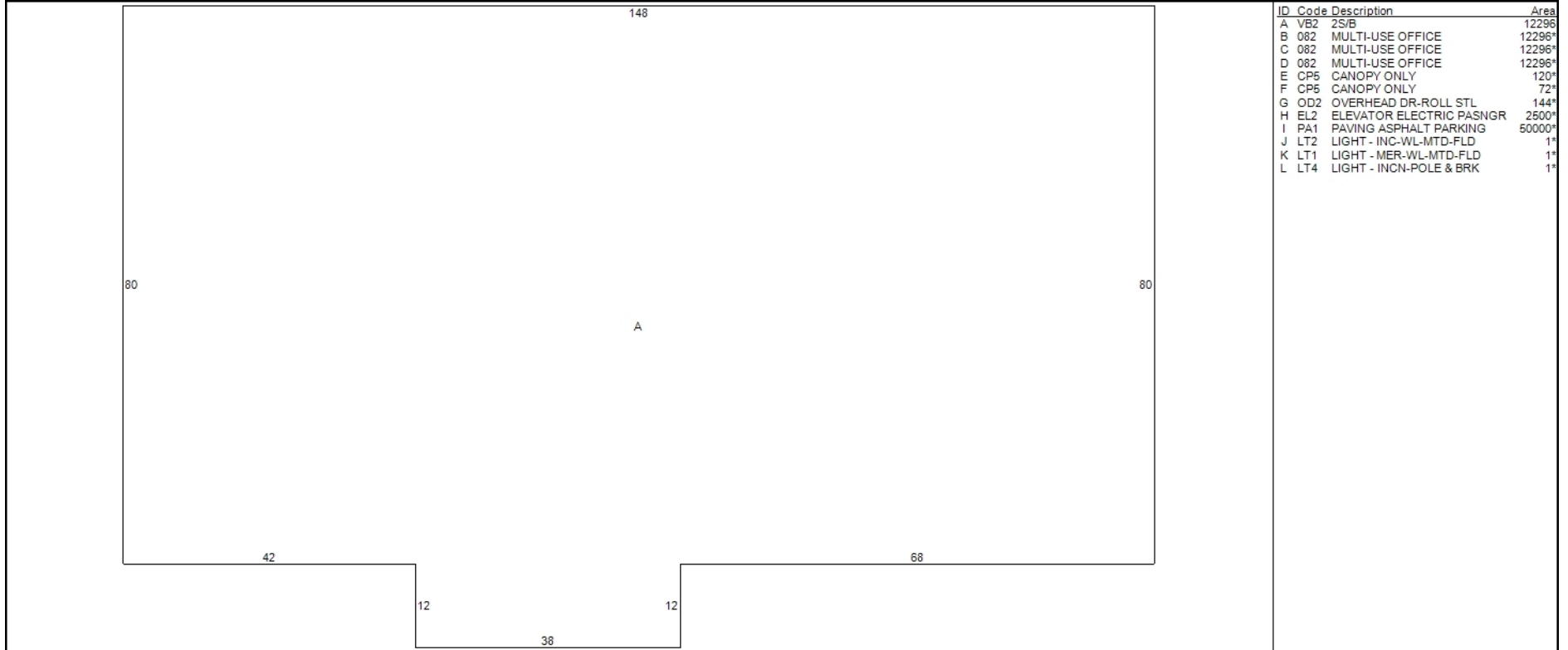
Situs : 7 COMMERCIAL ST

Parcel Id: 151-001

Class: 935

Card: 1 of 1

Printed: July 18, 2020



Additional Property Photos



Situs : 7 COMMERCIAL ST

Parcel Id: 151-001

Class: 935

Card: 1 of 1

Printed: July 18, 2020

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model 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
24	S	003	Converted & Multi Office	0	36,888	12.00		442,656	12.5		0	387,324	30			116,197	116,197	271,127

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	36,888
Replace, Cost New Less Depr	2,152,720
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	110
Final Building Value	2,367,992
Value per SF	64.19

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	271,127
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	36,888
Total Gross Building Area	36,888