

**ASSESSORS' RECORDS**

The City of Brockton Assessing Department performed a triennial revaluation for Fiscal Year 2024. The assessment date for FY24 was January 1, 2023. The valuation date of this report ( June 3, 2024 ) falls within the mandated time-frame for Fiscal Year 2024 ( July 1, 2023 through June 30, 2024 ). Therefore, the assessment data listed below is for Fiscal Year 2024.

**OWNER OF RECORD IDENTIFICATION**

Salvation Army of Massachusetts  
 147 Berkley Street  
 Boston, MA 02116

Address	269 N Main St	285 N Main St	0 N Main	13 Washburn Ave	0 Elliot St	0 Elliot St	
Assessors ID	107 / 073	107 / 071	107 / 072	107 / 070	107 / 022	107 / 023	
State Class Code (Use)	957	957	959	957	957	957	
Alternate Class Code	391	316	316	390	390	390	
Assess Land	\$72,100	\$219,800	\$177,900	\$143,300	\$148,800	\$146,500	908.40
Assess Bldg	\$10,700	\$896,400	\$397,900		\$15,700	\$0	1,320.70
Assess Misc.	\$0	\$0	\$0	\$0	\$0	\$0	
Assess Total	\$82,800	\$1,116,200	\$575,800	\$143,300	\$164,500	\$146,500	2,229.10

STATE CLASS CODE      957      Charitable Services      (Note 1)  
                                  959      Housing, Other

REAL ESTATE TAX      \$ 0.00      The property is Exempt from Real Estate Taxation  
 FISCAL YEAR 2024

*Note 1    If the subject properties were not a tax-exempt organization, the City of Brockton would most likely classify the properties for taxation as follow:*

Address	Class	Description (Use)
0 North Main St	316	Other Storage, Warehouse and Distribution facilities
285 North Main St	013	Multi-Use, Primarily Residential
13 Washburn, 0 & 0 Washburn Ave	391	Potentially Developable Commercial Land

## SITE DESCRIPTION

The site at 281 North Main Street, Brockton, is improved by:  
a one-and-one-half mixed use primarily residential and commercial warehouse building and  
a one-story commercial warehouse building.

The site is a commercially zoned collection of parcels located near the corner of North Main Street, Elliot Street and Washburn Avenue, a "T-Shaped" side road running easterly from Main Street, then turning southerly to Elliot Street. The combined lots have 66,306 square feet or 1.52 acres.

The three improved lots have 192.25 +/- linear feet frontage on North Main Street and a total of 501.52 +/- linear feet frontage on two lengths of Washburn Avenue. These three parcels run approximately 182.35 +/- linear feet, easterly, at its deepest point, along its northerly boundary line of Washburn Ave.

The three unimproved parcels have a total of 191.0 +/- linear feet on the easterly side of Washburn Ave and 129.1 +/- linear feet on the northerly side of Elliot Street.

The site has vehicular access at a curb cut at the westerly side of 0 North Main Street (Parcel 107-072 and a portion of 269 North Main Street (Parcel 170-073) There is broad access to the sites from Washburn Avenue on portions where there are no curbs. Access for deliveries is possible for trucks and vans from North Main Street and from Washburn Ave. Customer parking is on the easterly side of the Washburn Ave. parcels. On-site parking is considered adequate with as many as 75 spaces on the Washburn Avenue and Elliot Street parcels; there are no lines defining any specific parking spaces.

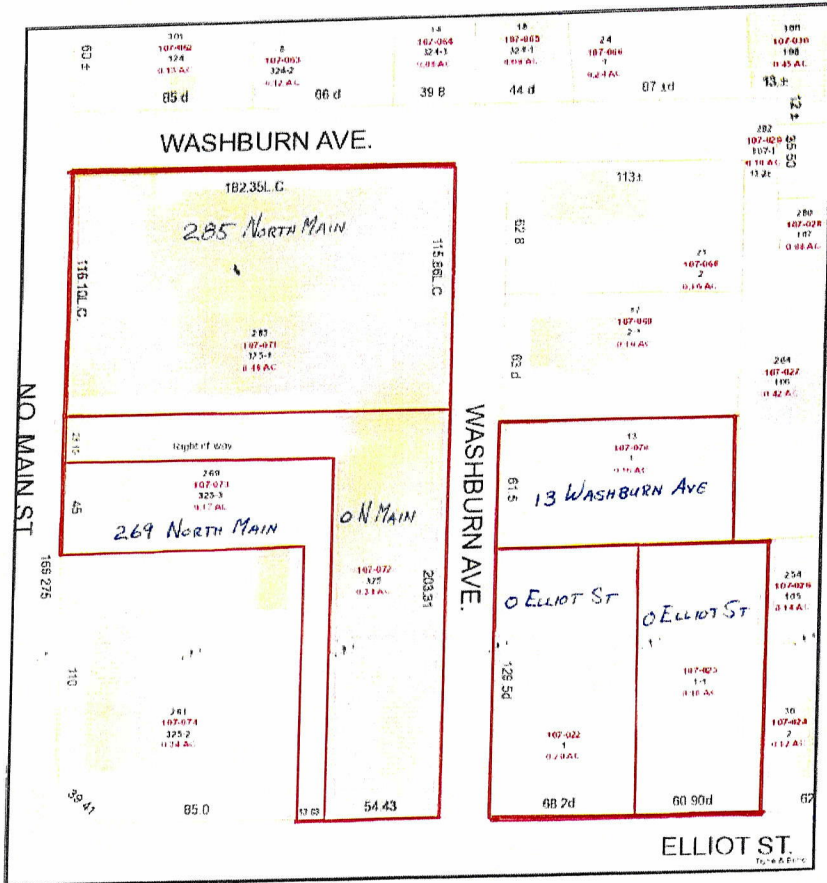
The sites are generally level above street grade. There is an 18 foot wide Right-of-Way from north Main Street on the 0 North Main Street (parcel 107-072) parcel. It appears the RoW served another parcel at some time in the past, but appears to serve only the current owner of the parcels. No encroachments are noted on the property.

City water, sewer, electric, gas, telephone and cable are available at the site.

The Flood Zone map, panel #25023C0157J, dated July 17, 2012, shows that the site sits in Zone X, an area of no potential flooding over a 100 year period. The above information is based on the appraisers' estimate of the subject's location on the Flood Map. For an exact determination a professional engineering survey should be performed.

ASSESSORS' PLAN

( SUBJECT PARCELS HIGHLIGHTED IN RED )



**EXECUTIVE SUMMARY**

PROPERTY ADDRESS

281 North Main Street  
Brockton, MA 02301

PROPERTY IDENTIFICATION

Address	269 N. Main	285 N. Main	0 N. Main	13 Washburn	0 Elliot	10 Elliot
Assessors ID	107 / 073	107 / 071	107 / 072	107 / 070	107 / 022	107 / 023
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IMPROVEMENTS

Two Buildings: #1.) One and One Half story, wood Frame & Masonry Mixed Use building, over a partial basement at street grade. The buildings contain a total of 33,960 gross square feet. The sizes and uses of the building will be discussed later in this report. The improvements are in fair to average overall condition.

LAND AREA

66,306 square feet or 1.52 acres

LOT SHAPE

Six parcels. Three parcels have 192.25 +/- linear feet frontage on North Main Street and 501.52 +/- linear feet on Washburn Avenue, a T-shaped roadway. Three more parcels have a total of 191.00 linear feet on Washburn Ave. And 129.1 linear feet on Elliot Street.

TOPOGRAPHY

The lots are generally level and at street grade.

EASEMENTS

There is an 18' wide Right-of-Way from North Main Street easterly for a total of 120 linear feet.

ENCROACHMENTS

No encroachments are noted on subject site.

ZONING

Commercial (C-2) Zone

RIGHTS ASSUMED

Fee Simple

EFFECTIVE DATE

June 3, 2024

REPORT DATE

June 15, 2024

OPINION OF MARKET VALUE

\$ 2,450,000

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