

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 292 PEARL ST Parcel ID: 010-157 Class: Single Family Residence

Gross Building:

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER** CUSHING MELVIN E

BLANCHE I CUSHING

292 PEARL ST

**BROCKTON MA 02301** 

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 10 Alternate ID 161-2 Vol / Pg 03797/00676

District

Zoning Class R1B Residential

**Property Notes** 



010-157 03/21/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	9,506			9,030

Total Acres: .4478 Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	104,000	104,000	0	99,700
Building	180,600	184,300	0	167,700
Total	284,600	288,300	0	267,400

Manual Override Reason Value Flag MARKET APPROACH

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Informat	ion
Date	ID	Entry Code	Source
08/04/20	CM	Field Review	Other
06/04/15	CF	Not At Home	Other

	Permit Information	
Date Issued Number	Price Purpose	% Complete

Sales/Ownership History
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Price Type Validity Deed Reference Deed Type Transfer Date Grantee 3797/676



## RESIDENTIAL PROPERTY RECORD CARD 20

2021

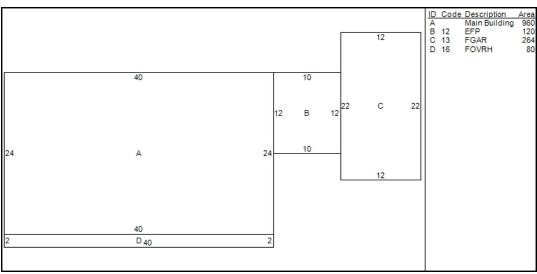
BROCKTON

Situs: 292 PEARL ST Parcel Id: 010-157 **Dwelling Information** Style Ranch Year Built 1950 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim x Color Green In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks 1 Fuel Type Oil Openings 1 System Type Hot Water Pre-Fab Room Detail Bedrooms 2 Full Baths 1 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 5 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No Adjustments Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C Market Adj Condition Average **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 210,504 Base Price **% Good** 72 **Plumbing** % Good Override 19,753 Basement **Functional** 0 Heating Economic 0 Attic % Complete 9,382 **C&D Factor Other Features** Adi Factor 1 239,640 Additions 11,730 Subtotal 960 **Ground Floor Area Total Living Area** 1,040 Dwelling Value 184,270 **Building Notes** 

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		Out	building	Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

С	ondominium / Mobile Home Information
Complex Name Condo Model	
Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

1	<b>1st 2nd 3</b> i	rd <b>Value</b> 2,660		
	12	2 660		
2		2,000		
	13	5,110		
3	16	3,960		