

Situs : 292 PEARL ST

Parcel ID: 010-157

Class: Single Family Residence

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	R1B
Class	Residential

Property Notes



010-157 03/21/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	9,506			9,030

Total Acres: .4478
Spot:

Location:

Entrance Information

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

Assessment Information

	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

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3797/676		

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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 Bsm't 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			
Base Price	210,504	% Good	72
Plumbing		% Good Override	
Basement	19,753	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	239,640	Additions	11,730
Ground Floor Area	960		
Total Living Area	1,040	Dwelling Value	184,270
Building Notes			

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			2,660	
2		13			5,110	
3		16			3,960	