

Situs : 300 PEARL ST	Parcel ID: 010-158	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
DERRICKSON JAMES F 300 PEARL ST BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 162-2 Vol / Pg 16149/57 District Zoning R1B Class Residential
Property Notes	



010-158 03/21/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	10,000		95,000
Residual	SF	11,064		10,510
Total Acres: .4836 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	105,500	105,500	0	101,100
Building	225,600	259,200	0	221,300
Total	331,100	364,700	0	322,400
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/04/20	CM	Field Review	Other
03/07/07	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/08/06	47207	3,500	BLDG Strip & Reroof	0

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
				16149/57	

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Dwelling Information

Style	Colonial	Year Built	1950
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement

Basement FBLA Rec	Full x 275	# Car Bsmnt Rec	Gars FBLA Type
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Heating & Cooling

Heat Type	Basic
Fuel Type	Oil
System Type	Warm Air

Fireplaces

Stacks	1
Openings	1
Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

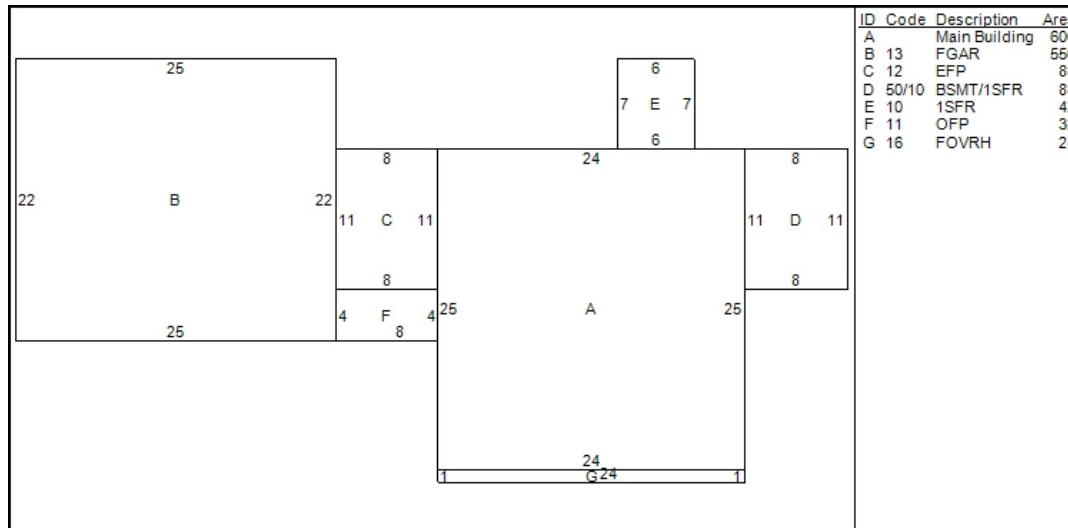
Grade & Depreciation

Grade	C	Market Adj
Condition	Good	Functional
CDU	GOOD	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	261,740	% Good	78
Plumbing	9,062	% Good Override	
Basement	14,885	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	16,169	C&D Factor	
		Adj Factor	1
Subtotal	301,860	Additions	23,790
Ground Floor Area	600		
Total Living Area	1,354	Dwelling Value	259,240

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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	Line #	Low	1st	2nd	3rd	Value
1		13			11,540	5		11			620
2		12			2,110	6			16		1,640
3	50	10			5,380						
4		10			2,500						