


Situs : 8 CALYPSO DR		Parcel ID: 010-205		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MENDES PETER TEIXEIRA JEZABEL 8 CALYPSO DR BROCKTON MA 02301			Living Units 1 Neighborhood 310 Alternate ID 12 CYPRESS Vol / Pg 50914/115 District Zoning R1A Class Residential						
Property Notes									
<div></div> <div>010-205 03/21/2020</div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 20,000			106,000					
Residual	SF 10,317			10,320					
Total Acres: .6959 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	116,300	116,300	0	111,900					
Building	297,200	398,300	0	266,900					
Total	413,500	514,600	0	378,800					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/19/19	410,000	Land + Bldg	Valid Sale	50914/115	Quit Claim	MENDES PETER			
03/27/15		Land + Bldg	Transfer Of Convenience	45372/276		LEMIEUX LAURITA A ETAL			

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Dwelling Information			
Style	Ranch	Year Built	1995
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

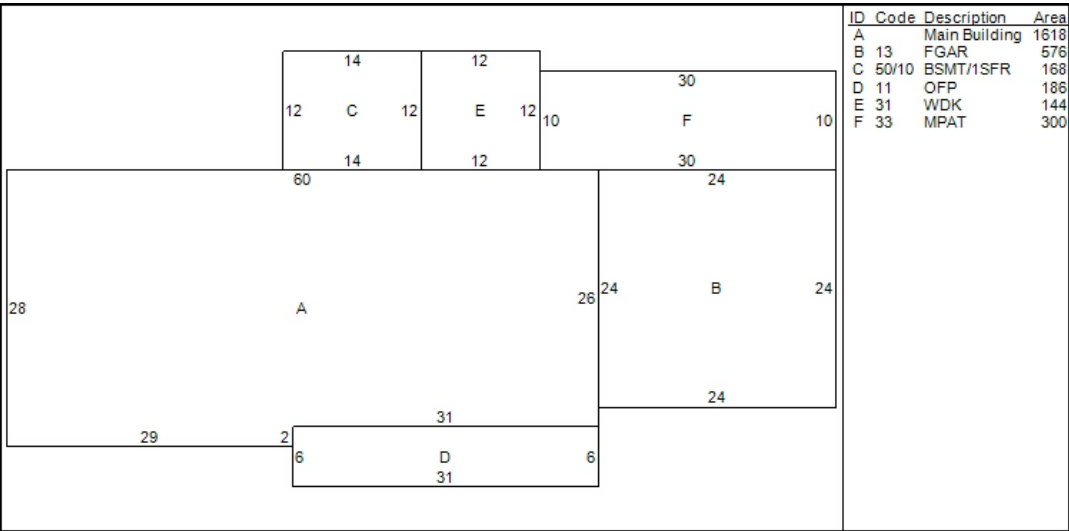
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	329,649	% Good	93
Plumbing	6,525	% Good Override	
Basement	30,933	Functional	
Heating	8,987	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	386,230	Additions	39,060

Ground Floor Area	1,618		
Total Living Area	1,786	Dwelling Value	398,250

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	Line #	Low	1st	2nd	3rd	Value
1		13			15,530	5		33			3,160
2	50	10			13,580						
3		11			4,560						
4		31			2,230						