

Situs : 195 CAMBO ST	Parcel ID: 024-082	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
GACHELIN DARLINE 195 CAMBO ST BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 60 Vol / Pg LC/114859 District Zoning R1C Class Residential

Property Notes
2010 Short Sale/MLS



024-082 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,980			2,830
Total Acres: .298				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,800	97,800	0	93,700
Building	253,900	270,900	0	226,900
Total	351,700	368,700	0	320,600
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
08/06/20	JR	Field Review	Other

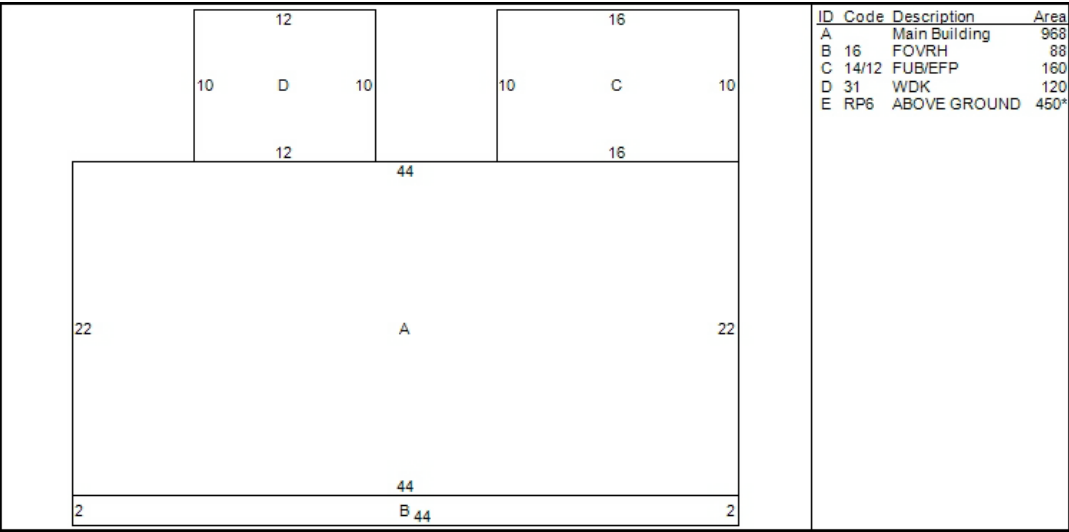
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/01/10	200,000	Land + Bldg	Outlier-Written Desc Needed	LC/114859		
01/08/97		Land + Bldg	Transfer Of Convenience	LC/90843		
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Dwelling Information			
Style	Raised Ranch	Year Built	1971
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	650	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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	228,426	% Good	84
Plumbing	6,525	% Good Override	
Basement	21,435	Functional	
Heating	6,228	Economic	
Attic	0	% Complete	
Other Features	44,785	C&D Factor	
		Adj Factor	1
Subtotal	307,400	Additions	12,690
Ground Floor Area	968		
Total Living Area	1,706	Dwelling Value	270,910

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1975	C	A	

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		16			5,800	
2	14	12			5,210	
3		31			1,680	