

Situs : 208 CAMBO ST		Parcel ID: 024-086		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
PIMENTAL JOSEPH S BARBARA A PIMENTAL 208 CAMBO ST BROCKTON MA 02301			Living Units 1 Neighborhood 40 Alternate ID 35 Vol / Pg LC/117614 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	3,000			2,850				
Total Acres: .2985 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		97,900	97,900	0	93,700				
Building		243,100	253,300	0	216,000				
Total		341,000	351,200	0	309,700				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
11/13/09	52489	4,600	BLDG	Strip & Reroof		0			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
06/21/12		Land + Bldg	Transfer Of Convenience	LC/117614					

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Dwelling Information			
Style	Raised Ranch	Year Built	1972
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	1
FBLA Size	484	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	228,426	% Good	84
Plumbing		% Good Override	
Basement	21,435	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	37,911	C&D Factor	
		Adj Factor	1
Subtotal	287,770	Additions	11,590
Ground Floor Area	968		
Total Living Area	1,528	Dwelling Value	253,320

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		16			3,020	
2		12	31		6,220	
3		16			2,350	