

Situs : 193 ETRICK ST

Parcel ID: 024-092

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER
FREITAS MARIE LENORE
193 ETRICK ST
BROCKTON MA 02301

GENERAL INFORMATION
Living Units 1
Neighborhood 40
Alternate ID 59
Vol / Pg LC/125389
District
Zoning R1C
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 8,478			92,790

Total Acres: .1946
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	92,800	92,800	0	89,000
Building	239,300	280,400	0	216,400
Total	332,100	373,200	0	305,400

Manual Override Reason
Base Date of Value 1/1/2020
Value Flag MARKET APPROACH **Effective Date of Value** 1/1/2020
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/06/20	JR	Field Review	Other

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
06/30/17	254,900	Land + Bldg	Court Order/Decree	LC/125389 8425/43557	Quit Claim	FREITAS MARIE LENORE

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Dwelling Information

Style Ranch **Year Built** 1955
Story height 1 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls Mas&Fr **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 830 **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** 1
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**

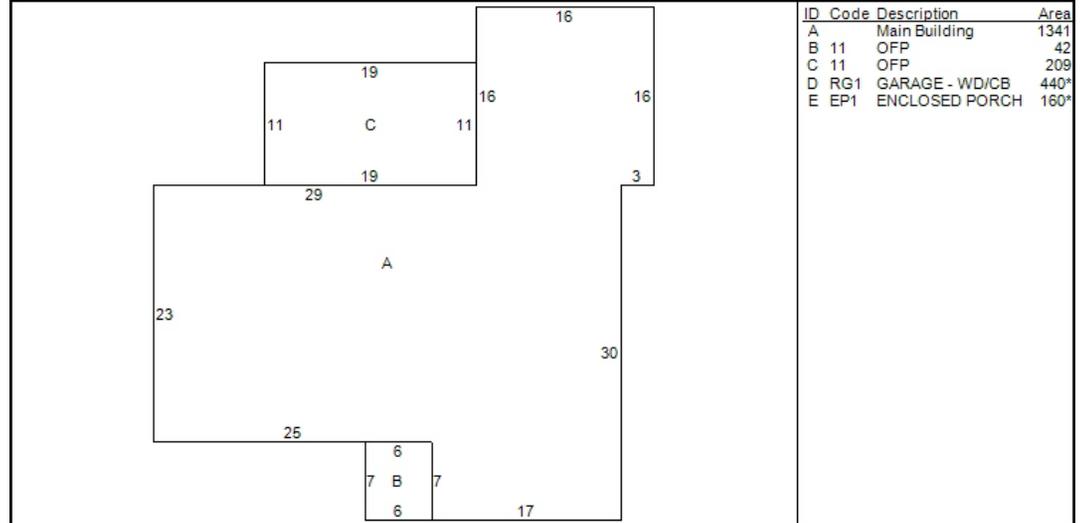
Grade & Depreciation

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

Dwelling Computations

Base Price	278,654	% Good	78
Plumbing	6,041	% Good Override	
Basement	24,903	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,867	C&D Factor	
		Adj Factor	1
Subtotal	339,470	Additions	4,760
Ground Floor Area	1,341		
Total Living Area	1,341	Dwelling Value	269,550

Building Notes



ID	Code	Description	Area
A		Main Building	1341
B	11	OFF	42
C	11	OFF	209
D	RG1	GARAGE - WD/CB	440*
E	EP1	ENCLOSED PORCH	160*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	440	440	1	1960	C	G	8,420
Encl Porch	10 x	16	160	1	2000	C	A	2,450

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		11			780
2		11			3,980