

Situs : 193 ETTRICK ST

Parcel ID: 024-092

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

FREITAS MARIE LENORE
193 ETTRICK 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:

Entrance Information

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

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

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

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

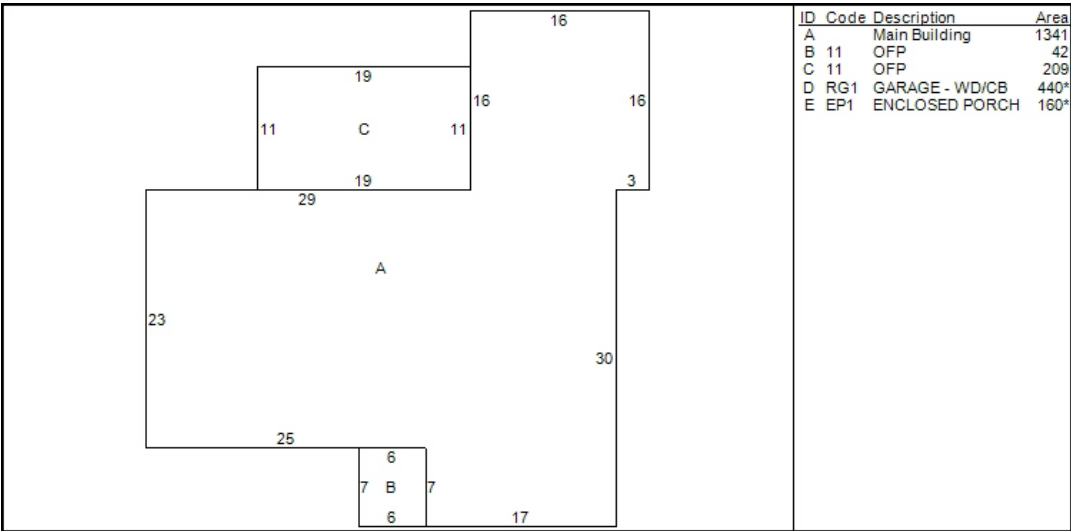
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

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	



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	