

<b>Situs : 192 ETTRICK ST</b>	<b>Parcel ID: 024-093</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MACINTOSH RYAN 192 ETTRICK ST BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 30 Vol / Pg LC/129185 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,720		91,690
Total Acres: .1772 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,700	91,700	0	88,000
Building	181,200	185,200	0	124,200
Total	272,900	276,900	0	212,200
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
10/17/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/25/19	BP-19-120	20,000	REMODEL	100
11/20/06	47726	5,695	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/27/19	275,000	Land + Bldg	Valid Sale	LC/129185	Quit Claim	MACINTOSH RYAN
11/16/18	1	Land + Bldg	Transfer Of Convenience	LC/127769	Quit Claim	PARTNERS CHOICE PROP LLC
11/15/18	157,000	Land + Bldg	Repossession	LC/127761	Quit Claim	TREMBLAY GARY J
08/06/01	83,608	Land + Bldg	Court Order/Decree	LC/99742		
07/10/01		Land + Bldg	Transfer Of Convenience	LC/99587		

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**Dwelling Information**

<b>Style</b>	Ranch	<b>Year Built</b>	1950
<b>Story height</b>	1	<b>Eff Year Built</b>	1990
<b>Attic</b>	None	<b>Year Remodeled</b>	2019
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	250	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	1
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>	Modern	<b>Bath Type</b>	Modern
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

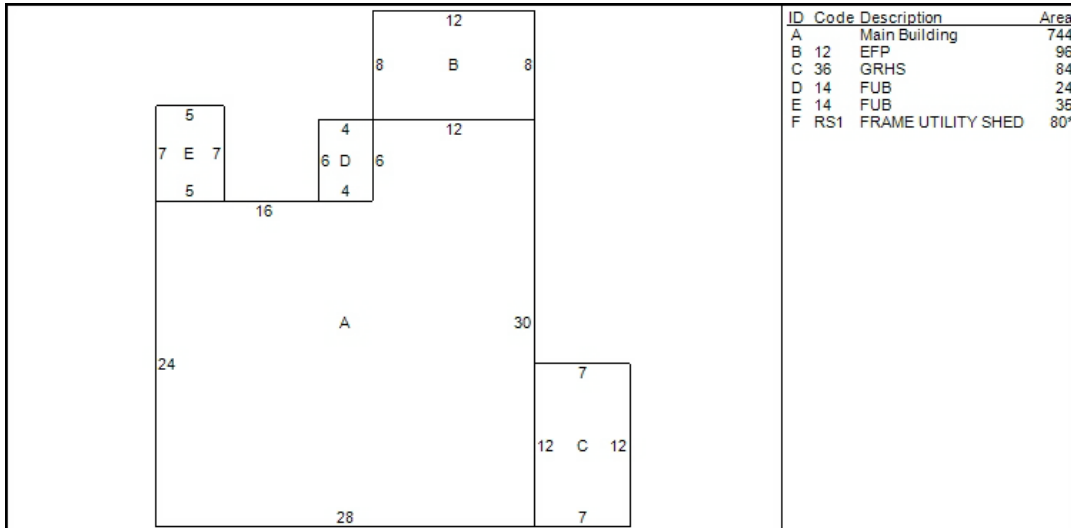
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	179,179	<b>% Good</b>	87
<b>Plumbing</b>	3,021	<b>% Good Override</b>	
<b>Basement</b>	16,814	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	6,170	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	205,180	<b>Additions</b>	6,440
<b>Ground Floor Area</b>	744		
<b>Total Living Area</b>	744	<b>Dwelling Value</b>	184,950

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	1988	C	A	290

**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		12			2,520
2		36			3,130
3		14			350
4		14			440