

Situs : 198 ETTRICK ST	Parcel ID: 024-094	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
WORTHAM ARNOLD S JR 198 ETTRICK ST BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 31 Vol / Pg LC/74727 District Zoning R1C Class Residential
Property Notes	



024-094 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,770		90,320
Total Acres: .1554 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,300	90,300	0	86,800
Building	226,700	258,400	0	213,600
Total	317,000	348,700	0	300,400
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
03/24/04	BM	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
06/02/03	B39621	2,200	BLDG	Deck/Porch	100
10/16/97	28140	20,000	BLDG	Add 2nd Fl.3 Br	20

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/26/18	282,500	Land + Bldg	Valid Sale	LC/127665	Quit Claim	WORTHAM ARNOLD S JR
02/01/87	104,000	Land + Bldg	Valid Sale	LC/74727		

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Dwelling Information			
<b>Style</b>	Colonial	<b>Year Built</b>	1952
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Yellow	<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>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

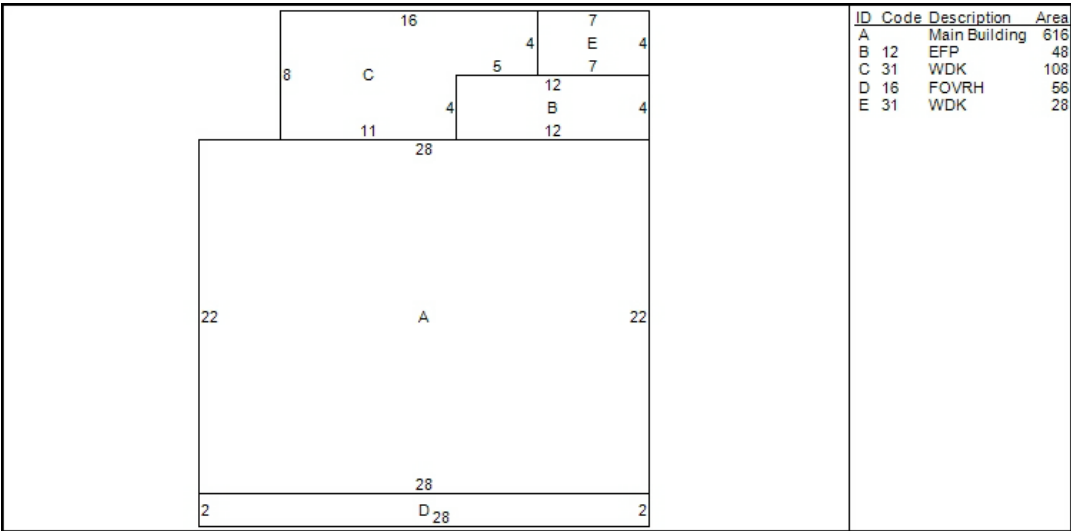
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<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>	286,697	<b>% Good</b>	78
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	16,305	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	322,920	<b>Additions</b>	6,470

<b>Ground Floor Area</b>	616	<b>Dwelling Value</b>	258,350
<b>Total Living Area</b>	1,288		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			1,250	
2		31			1,400	
3			16		3,430	
4		31			390	