


Situs : 206 ETTRICK ST		Parcel ID: 024-095		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CORVINO JASON M KARA PA CORVINO 206 ETTRICK ST BROCKTON MA 02301			Living Units 1 Neighborhood 40 Alternate ID 32 Vol / Pg LC/105899 District Zoning R1C Class Residential						
Property Notes									
									
024-095 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	234,000	287,000	0	235,800
Total	324,300	377,300	0	322,600
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

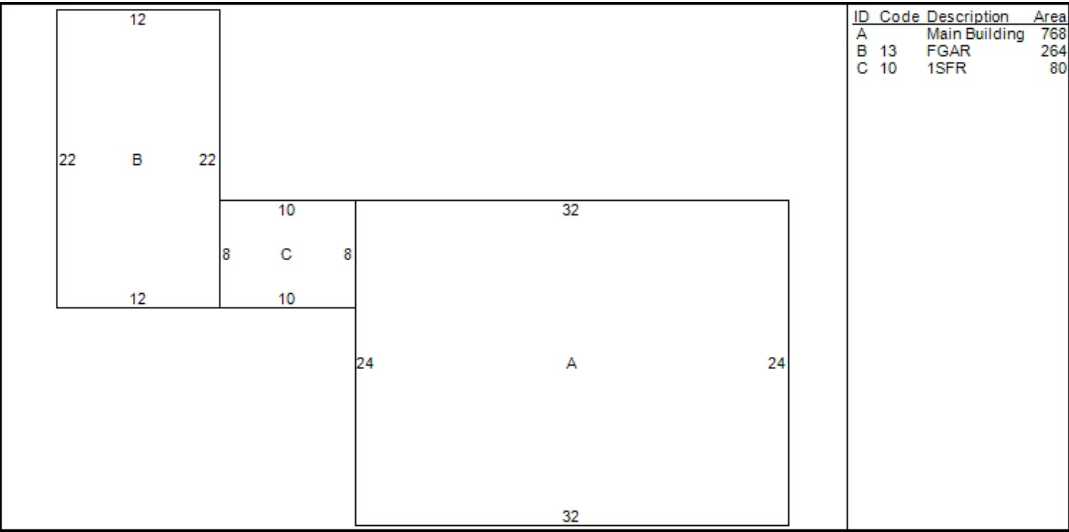
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/13/04	290,000	Land + Bldg	Valid Sale	LC/105899		
12/05/00	155,000	Land + Bldg	Transfer Of Convenience	LC/98485		

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Dwelling Information			
Style	Cape	Year Built	1950
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	750	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	295,953	% Good	78
Plumbing	9,787	% Good Override	
Basement	18,514	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	30,124	C&D Factor	
		Adj Factor	1
Subtotal	354,380	Additions	10,610
Ground Floor Area	768		
Total Living Area	1,424	Dwelling Value	287,030

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		13			6,010	
2		10			4,600	