

**Situs : 216 ETTRICK ST**

Parcel ID: 024-097

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 27, 2020

## CURRENT OWNER

MALLARD KEVIN F  
CHERYL A MALLARD  
216 ETTRICK ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	40
Alternate ID	34
Vol / Pg	LC/83271
District	
Zoning	R1C
Class	Residential

## Property Notes



024-097 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	213,300	253,000	0	213,500
Total	303,600	343,300	0	300,300

## Manual Override Reason

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

## Entrance Information

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

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/24/10	53746	3,800	BLDG Reroof	0
05/26/04	41870	2,000	BLDG 18' A/G Pool	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity
07/01/92	99,000	Land + Bldg	Valid Sale
04/01/85	82,900	Land + Bldg	Valid Sale

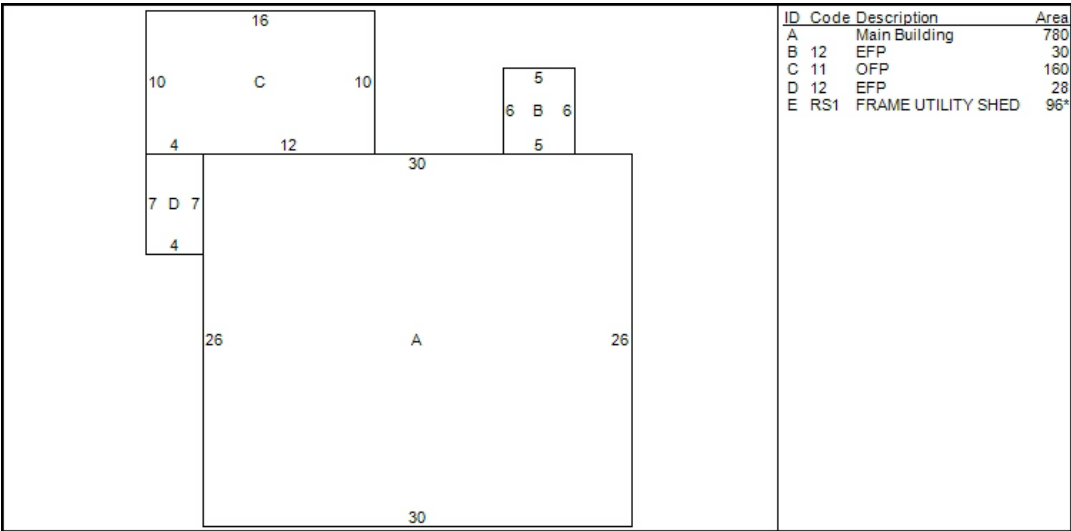
Deed Reference	Deed Type	Grantee
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LC/83271

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Dwelling Information			
<b>Style</b>	Cape	<b>Year Built</b>	1950
<b>Story height</b>	1.5	<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>	Gray	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	200	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	200	<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>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath 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>	276,663	<b>% Good</b>	78
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	17,307	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	24,190	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	318,160	<b>Additions</b>	4,440
<b>Ground Floor Area</b>	780		
<b>Total Living Area</b>	1,370	<b>Dwelling Value</b>	252,600

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	96	96	1	1987	C	G	440

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	C+
<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			700	
2		11			3,040	
3		12			700	