

Situs : 18 SYCAMORE ST	Parcel ID: 031-062	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
-------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
OTIS KAREN L 18 SYCAMORE ST BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 13 Vol / Pg 38661/100 District Zoning R1C Class Residential

Property Notes
THE FIRST FLOOR HAS ASBESTOS SHINGLE AND THE SECOND FLOOR IS VINYL SIDING.



031-062 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,528		89,970
Total Acres: .1499 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,000	90,000	0	86,500
Building	207,200	236,300	0	202,900
Total	297,200	326,300	0	289,400
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
08/12/20	JR	Field Review	Other
02/26/19	CP	Field Review	Other
01/25/17	H&P	Refused	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/25/10		Land + Bldg	Transfer Of Convenience	38661/100		
02/03/99		Land + Bldg	Transfer Of Convenience	17118/26		

Situs : 18 SYCAMORE ST

Parcel Id: 031-062

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

Dwelling Information

Style	Colonial Ne	Year Built	1895
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Green	In-law Apt	No

Basement

Basement Full	# Car Bsm
FBLA Size x	Gar
Rec Rm Size x	FBLA Type
	Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
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

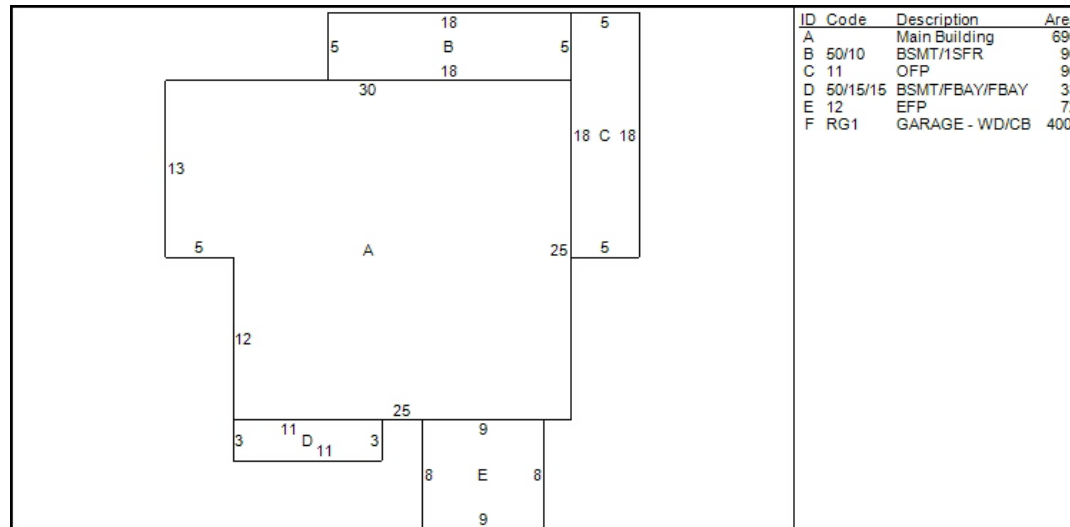
Grade & Depreciation

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

Dwelling Computations

Base Price	305,453	% Good	62
Plumbing		% Good Override	
Basement	17,371	Functional	
Heating	0	Economic	
Attic	18,701	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	351,660	Additions	11,220
Ground Floor Area	690		
Total Living Area	1,743	Dwelling Value	229,250

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1950	C	A	7,050

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	50	10			4,710
2		11			1,490
3	50	15	15		3,530
4		12			1,490