


Situs : 30 SEWELL ST		Parcel ID: 031-097		Class : Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
STACK STEPHEN P & JOAN P STACK 30 SEWELL ST BROCKTON MA 02301			Living Units 1 Neighborhood 40 Alternate ID 4-2 Vol / Pg 25861/73851 District Zoning R1C Class Residential						
Property Notes									
<div><p>031-097 03/18/2020</p></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 10,000			95,000					
Residual	SF 1,081			1,030					
Total Acres: .2544 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		96,000	96,000	0	92,000				
Building		227,000	262,200	0	208,400				
Total		323,000	358,200	0	300,400				
Manual Override Reason									
Value Flag		MARKET APPROACH	Base Date of Value		1/1/2020				
Gross Building:			Effective Date of Value		1/1/2020				
Entrance Information									
Date	ID	Entry Code	Source						
08/12/20	JR	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
03/02/20	337	8,000	SOLARPANLS						
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
08/01/86	131,000	Land + Bldg		25861/73851		STACK STEPHEN P			

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Dwelling Information

Style	Ranch	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

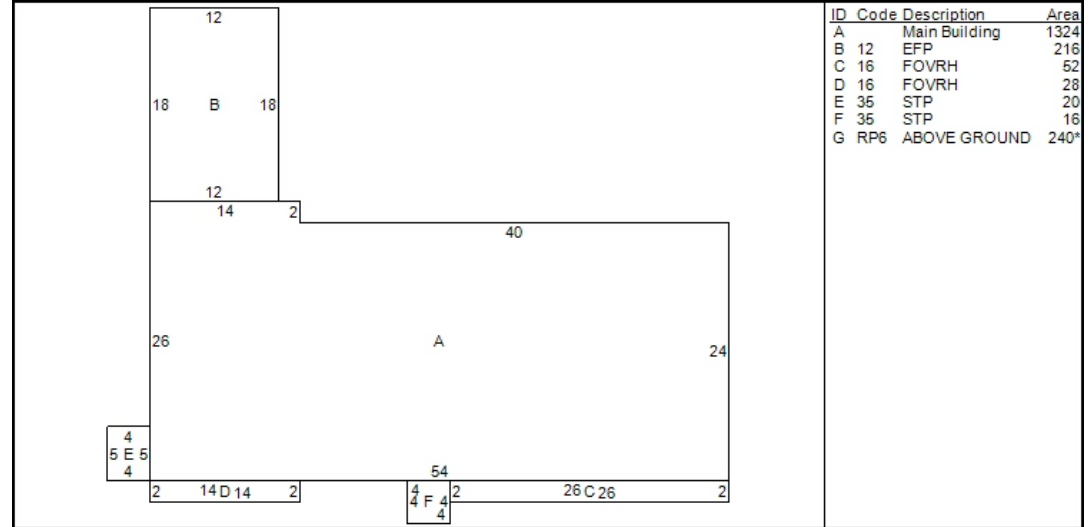
Grade & Depreciation

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

Dwelling Computations

Base Price	262,879	% Good	81
Plumbing	6,041	% Good Override	
Basement	24,668	Functional	
Heating	7,167	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	310,140	Additions	11,020
Ground Floor Area	1,324		
Total Living Area	1,404	Dwelling Value	262,230

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	240	240	1	1975	C	A	

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	Line #	Low	1st	2nd	3rd	Value
1		12			5,350	5		35			160
2		16			3,320						
3		16			2,030						
4		35			160						