

Situs : 437 N WARREN AV

Parcel ID: 042-027

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

PEREIRA JIMMY L

437 N WARREN AV

BROCKTON MA 02301

GENERAL INFORMATION

Living Units1

Neighborhood90

Alternate ID145 WARREN


Vol / Pg45603/203

District

ZoningR2

ClassResidential

Property Notes



042-027 03/18/2020

Land Information

| Type | Size  | Influence Factors | Influence % | Value  |
|------|-------|-------------------|-------------|--------|
| SF   | 6,475 |                   |             | 77,640 |

Total Acres: .1486

Spot:

Location:

Assessment Information

|          | Appraised | Cost    | Income | Prior   |
|----------|-----------|---------|--------|---------|
| Land     | 77,600    | 77,600  | 0      | 73,000  |
| Building | 187,600   | 187,900 | 0      | 158,000 |
| Total    | 265,200   | 265,500 | 0      | 231,000 |

Manual Override Reason

Base Date of Value1/1/2020

Effective Date of Value1/1/2020

Value FlagMARKET APPROACH

Gross Building:

Entrance Information

| Date     | ID | Entry Code   | Source |
|----------|----|--------------|--------|
| 08/12/20 | GL | Field Review | Other  |
| 05/13/19 | CP | Field Review | Other  |

Permit Information

| Date Issued | Number | Price | Purpose              | % Complete |
|-------------|--------|-------|----------------------|------------|
| 05/20/99    | 30760  | 8,000 | BLDG V Side, Trim, 2 | 100        |

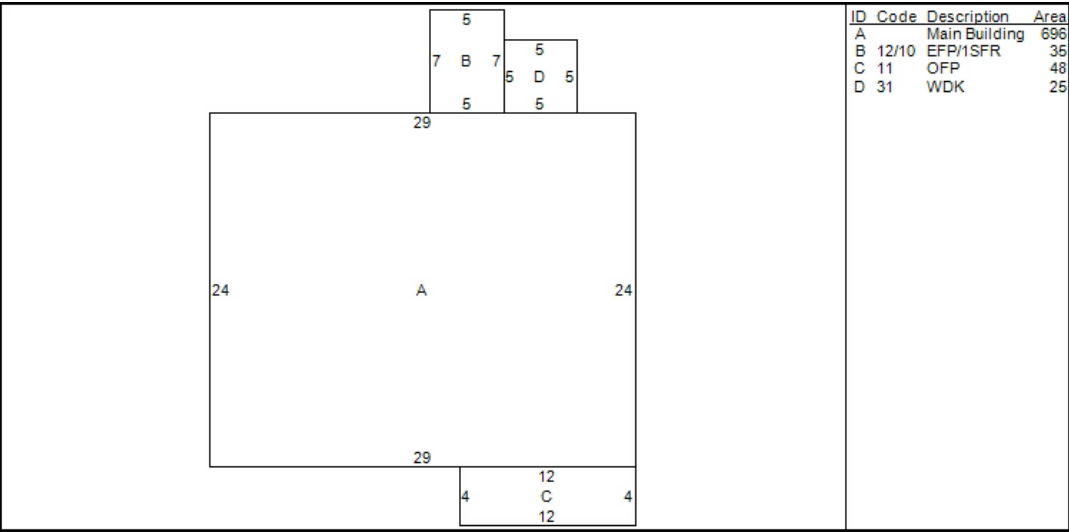
Sales/Ownership History

| Transfer Date | Price   | Type        | Validity           | Deed Reference | Deed Type | Grantee         |
|---------------|---------|-------------|--------------------|----------------|-----------|-----------------|
| 05/28/15      | 166,500 | Land + Bldg | Court Order/Decree | 45603/203      |           | PEREIRA JIMMY L |

|                         |                    |                                |              |                           |
|-------------------------|--------------------|--------------------------------|--------------|---------------------------|
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|-------------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information  |          |                 |         |
|-----------------------|----------|-----------------|---------|
| Style                 | Cape     | Year Built      | 1933    |
| Story height          | 1.7      | Eff Year Built  |         |
| Attic                 | None     | Year Remodeled  |         |
| Exterior Walls        | Al/Vinyl | Amenities       |         |
| Masonry Trim          | x        | In-law Apt      | No      |
| Color                 | White    |                 |         |
| Basement              |          |                 |         |
| Basement              | Full     | # Car Bsm't Gar |         |
| FBLA Size             | x        | FBLA Type       |         |
| Rec Rm Size           | x        | Rec Rm Type     |         |
| Heating & Cooling     |          | Fireplaces      |         |
| Heat Type             | Basic    | Stacks          | 1       |
| Fuel Type             | Oil      | Openings        | 1       |
| System Type           | Steam    | Pre-Fab         |         |
| Room Detail           |          |                 |         |
| Bedrooms              | 2        | Full Baths      | 1       |
| Family Rooms          |          | Half Baths      |         |
| Kitchens              |          | Extra Fixtures  |         |
| Total Rooms           | 5        | Bath Type       |         |
| Kitchen Type          |          | Bath Remod      | No      |
| Kitchen Remod         | No       |                 |         |
| Adjustments           |          |                 |         |
| Int vs Ext            | Same     | Unfinished Area |         |
| Cathedral Ceiling     | x        | Unheated Area   |         |
| Grade & Depreciation  |          |                 |         |
| Grade                 | C        | Market Adj      |         |
| Condition             | Average  | Functional      |         |
| CDU                   | AVERAGE  | Economic        |         |
| Cost & Design         | 0        | % Good Ovr      |         |
| % Complete            |          |                 |         |
| Dwelling Computations |          |                 |         |
| Base Price            | 258,620  | % Good          | 65      |
| Plumbing              |          | % Good Override |         |
| Basement              | 16,179   | Functional      |         |
| Heating               | 0        | Economic        |         |
| Attic                 | 0        | % Complete      |         |
| Other Features        | 9,382    | C&D Factor      |         |
|                       |          | Adj Factor      | 1       |
| Subtotal              | 284,180  | Additions       | 3,190   |
| Ground Floor Area     | 696      |                 |         |
| Total Living Area     | 1,253    | Dwelling Value  | 187,910 |

| 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                | 12  | 10  |     |     | 2,150 |  |
| 2                |     | 11  |     |     | 780   |  |
| 3                |     | 31  |     |     | 260   |  |