


<b>Situs : 90 CHERRY ST</b>	<b>Parcel ID: 042-062</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 27, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
ISME VIOLETTE  90 CHERRY ST BROCKTON MA 02301	Living Units    3 Neighborhood   120 Alternate ID    13 Vol / Pg        21421/233 District Zoning           R2 Class            Residential
<b>Property Notes</b>	



042-062 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,400		76,080
<div> <div>Total Acres: .124</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,100	76,100	0	71,800
Building	469,600	573,300	0	401,700
Total	545,700	649,400	0	473,500
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/13/20	AW	Field Review	Other
04/18/18	HP	Field Review	Other
04/13/07	BM	Not At Home	Other

Permit Information						
Date Issued	Number	Price	Purpose		% Complete	
08/16/17	R67378	5,000	PORCH OFP	Demo And Replace Porches	100	
10/18/06	47497	3,500	BLDG	Frt Dk/1 St, 2n	0	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/28/02		Land + Bldg	Transfer Of Convenience	21421/233		
12/07/01		Land + Bldg	Transfer Of Convenience	21077/238		
06/26/00		Land + Bldg	Transfer Of Convenience	18636/263		
11/01/89		Land + Bldg	Valid Sale			
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## Dwelling Information

Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	Basic	Stacks
Fuel Type	Oil	Openings
System Type	Hot Water	Pre-Fab

### Room Detail

Bedrooms	7	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	16		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

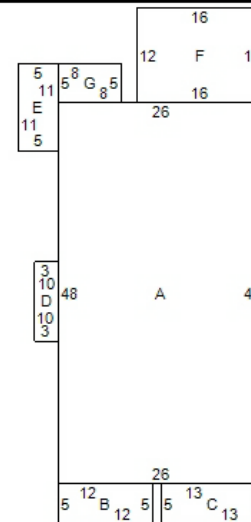
## Grade & Depreciation

<b>Grade</b>	C+	<b>Market Adj</b>
<b>Condition</b>	Average	<b>Functional</b>
<b>CDU</b>	AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>
<b>% Complete</b>		

## Dwelling Computations

Base Price	612,003	% Good	62
Plumbing	19,574	% Good Override	
Basement	25,524	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	657,100	Additions	120,340
Ground Floor Area	1,248		
Total Living Area	4,326	Dwelling Value	568,480

## Building Notes



ID	Code	Description	Area
A		Main Building	1248
B	50/15/15/15	BSMT/FBAY/FBAY/...	60
C	11/11/11	OFF/OFF/OFF	65
D	50/15/15/15	BSMT/FBAY/FBAY/...	30
E	11/11/11	OFF/OFF/OFF	55
F	50/10	BSMT/1SFR	192
G	10/10/10	1SFR/1SFR/1SFR	40
H	RG1	GARAGE - WD/CB	340*

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	340	340	1	1925	C	F	4,800

### 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	50	15	15	15	33,600	5	50	10			27,900
2		11	11	11	5,950	6		10	10	10	25,050
3	50	15	15	15	22,570						
4		11	11	11	5,270						