

Situs : 94 CHERRY ST		Parcel ID: 042-063		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DUONG MARY P TRAM DUONG ETAL 94 CHERRY ST BROCKTON MA 02301			Living Units 1 Neighborhood 120 Alternate ID 14 Vol / Pg 47239/121 District Zoning R2 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	5,310			75,950				
Total Acres: .1219 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/13/20	AW	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		76,000	76,000	0	71,700				
Building		190,500	175,200	0	159,000				
Total		266,500	251,200	0	230,700				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
07/28/16	10	Land + Bldg	Family Sale	47239/121	Quit Claim	DUONG MARY P			
09/13/02	184,900	Land + Bldg	Valid Sale	22852/145					



042-063 03/18/2020

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Asbestos	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	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
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	

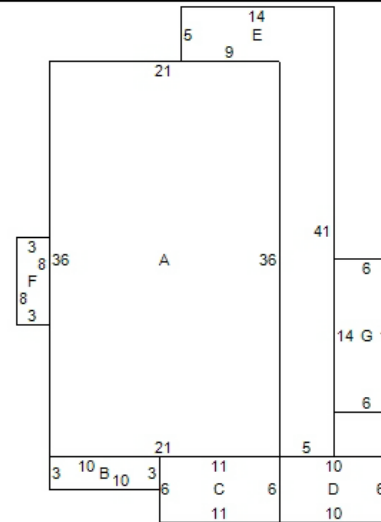
Grade & Depreciation

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

Dwelling Computations

Base Price	322,422	% Good	45
Plumbing	3,262	% Good Override	
Basement	18,336	Functional	
Heating	0	Economic	
Attic	7,896	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	351,920	Additions	16,840
Ground Floor Area	756		
Total Living Area	1,870	Dwelling Value	175,200

Building Notes



ID	Code	Description	Area
A		Main Building	756
B	50/15/15/18	BSMT/FBAY/FBAY/...	30
C	12/12	EFPI/EFPI	66
D	12	EFPI	60
E	50/10	BSMT/1SFR	250
F	50/15/15/18	BSMT/FBAY/FBAY/...	24
G	31	WDK	84

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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	18	2,610	5	50	15	15	18	2,250
2		12	12		1,670	6		31			630
3		12			900						
4	50	10			8,780						