

Situs : 89 CHERRY ST	Parcel ID: 042-068	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
GOMES ALCINDA D FELISBERTO GOMES 210 NILSSON ST BROCKTON MA 02301	Living Units 3 Neighborhood 120 Alternate ID 34 Vol / Pg 41080/56 District Zoning R2 Class Residential

Property Notes



042-068 03/18/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	2,024		1,480
Total Acres: .2072				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,900	79,900	0	74,600
Building	341,000	365,400	0	292,000
Total	420,900	445,300	0	366,600
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
08/13/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/11/13	B58313	1,000	BLDG Repr Out Stairs	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
03/09/12		Land + Bldg	Transfer Of Convenience	41080/56	Confirmatory
03/11/97	120,030	Land + Bldg	Repossession	15505/339	
07/01/91	115,000	Land + Bldg	Valid Sale	15505/339	
09/01/85	123,500	Land + Bldg	Valid Sale		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	2.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	466,612	% Good	62
Plumbing	19,574	% Good Override	
Basement	21,359	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	507,550	Additions	15,810
Ground Floor Area	962		
Total Living Area	2,694	Dwelling Value	361,960
Building Notes			

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 170		170	1	1925	D	A	3,420

Condominium / Mobile Home Information			
Complex Name			
Condo Model			
Unit Number		Unit Location	
Unit Level		Unit View	
Unit Parking		Model Make (MH)	
Model (MH)			

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,610	
2	50	15	15		13,890	
3		33			120	
4		14			190	