

Situs : 77 CHERRY ST

Parcel ID: 042-069

Class: Housing Authority

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

SOUTHEASTERN MASS
AFFORDABLE HOUSING CORP
45 GODDARD RD
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	3
Neighborhood	120
Alternate ID	34A
Vol / Pg	38452/324
District	
Zoning	R2
Class	E

Property Notes



042-069 03/18/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	1,984			1,450

Total Acres: .2062
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,900	79,900	0	74,600
Building	236,600	386,800	0	241,900
Total	316,500	466,700	0	316,500

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Entrance Information

Date	ID	Entry Code	Source
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/12/10	52677	58,000	BLDG Int Remodel-Not	0

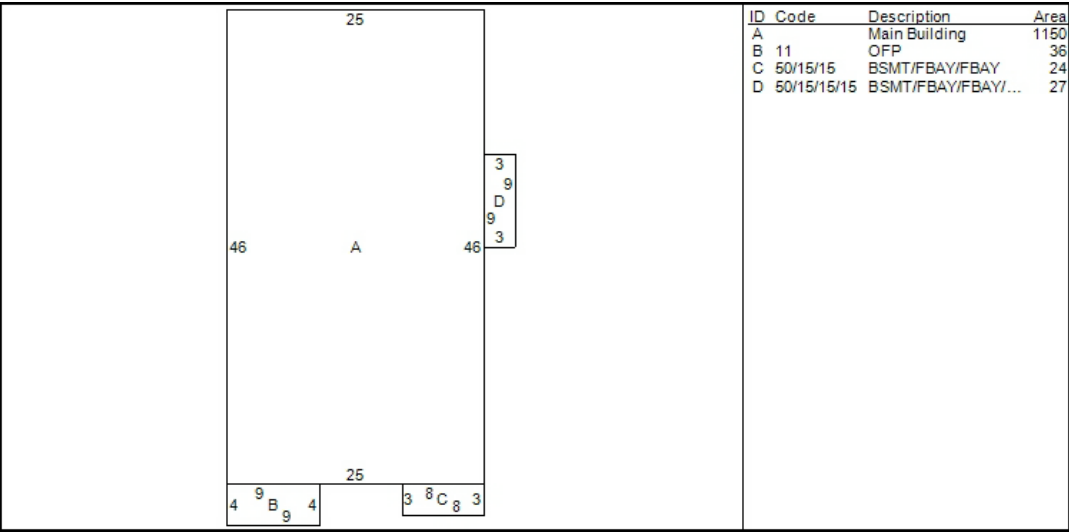
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/23/10	315,000	Land + Bldg	To/From Exempt Org	38452/324		
06/10/09	105,000	Land + Bldg	Sale After Foreclosure	37335/8		
06/10/09		Land + Bldg	Transfer Of Convenience	37335/5		
11/20/08	268,890	Land + Bldg	Repossession	36544/032		
09/02/03	347,000	Land + Bldg	Valid Sale	26393/182		
04/06/99	126,000	Land + Bldg	Valid Sale	17324/138		

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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		
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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	526,531	% Good	62
Plumbing	19,574	% Good Override	
Basement	24,102	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	570,210	Additions	33,290
Ground Floor Area	1,150		
Total Living Area	3,292	Dwelling Value	386,820

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		11			1,360
2	50	15	15		12,590
3	50	15	15	15	19,340