

Situs : 246 GREEN ST

Parcel ID: 051-063

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

CONSTANTINE PARASKEVI
246 GREEN ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3
Neighborhood 120
Alternate ID 19
Vol / Pg 26619/331
District
Zoning R3
Class Residential

Property Notes



051-063 03/21/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,180		75,760

Total Acres: .1189
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,800	75,800	0	71,600
Building	387,600	441,000	0	309,300
Total	463,400	516,800	0	380,900

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/19/20	AW	Field Review	Other
05/20/05	BM	Not At Home	Other
02/09/01	BM	Unimproved	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/04/06	46360	1,200	BLDG Repr 3rd Fl Bat	0
09/09/04	42665	800	BLDG Railings On Flr	0
09/30/02	37681	5,700	BLDG 13 Vinyl Window	100

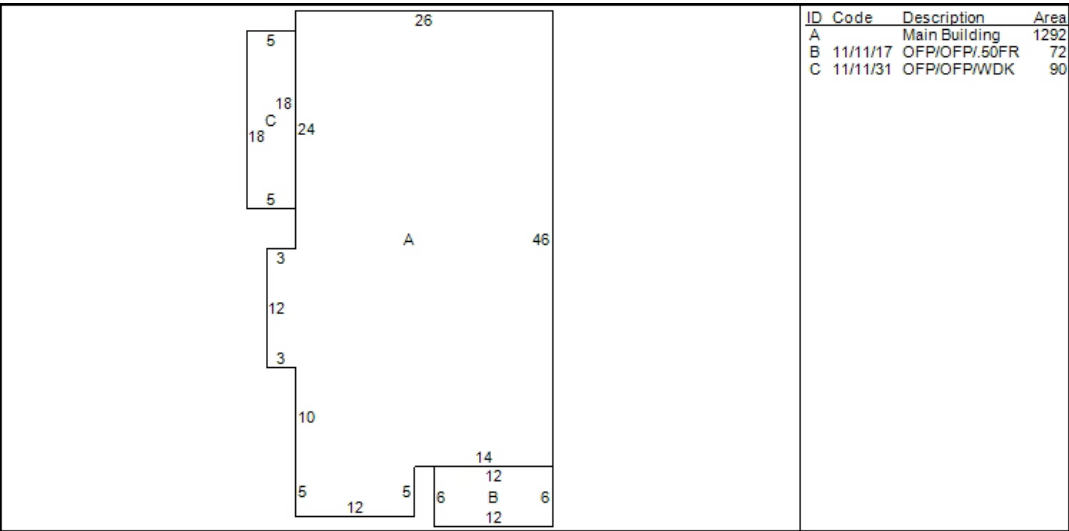
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/24/03		Land + Bldg	Transfer Of Convenience	26619/331		
12/17/01		Land + Bldg	Transfer Of Convenience	21152/48		
12/04/00		Land + Bldg	Family Sale	19131/127		
08/19/99		Land + Bldg	Sale Of Portion/Other Comm	17784/13		
04/13/99		Land + Bldg	Family Sale	17345/78		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1903
Story height	2.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	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	571,473	% Good	62
Plumbing	19,574	% Good Override	
Basement	26,159	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	617,210	Additions	20,090
Ground Floor Area	1,292		
Total Living Area	3,589	Dwelling Value	441,030

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	11	17	13,270	
2		11	11	31	6,820	