

<b>Situs : 274 GREEN ST</b>	<b>Parcel ID: 051-069</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
HAYLES DELCIE M WESLEY M HAYLES 274 GREEN ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 25 Vol / Pg 20835/100 District Zoning R3 Class Residential

Property Notes



051-069 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,940		76,860
Total Acres: .1364 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,900	76,900	0	72,400
Building	203,200	206,300	0	175,600
Total	280,100	283,200	0	248,000
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
08/19/20	AW	Field Review	Other

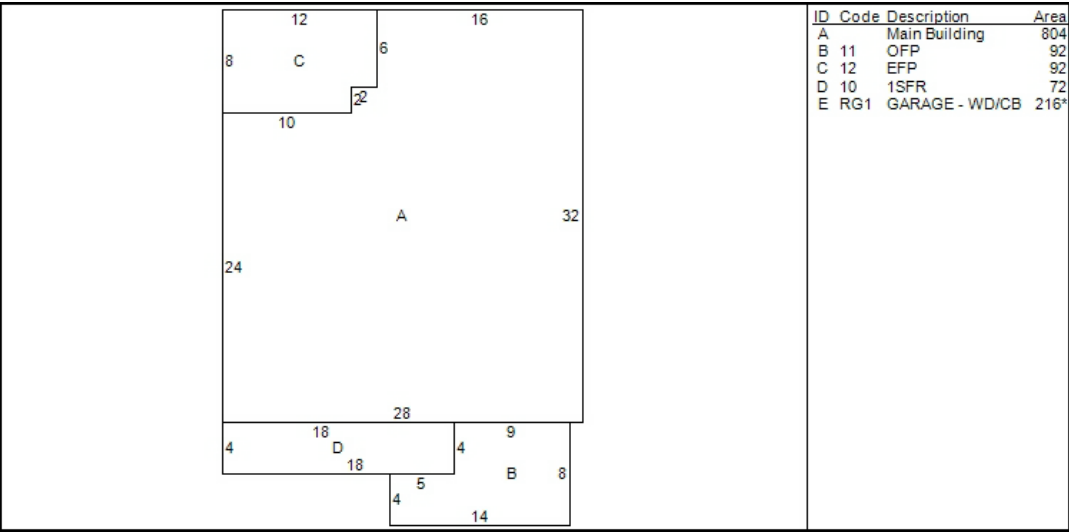
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/09/09	51868	3,000	BLDG Repair Decks	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/02/01	150,000	Land + Bldg	Valid Sale	20835/100		

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Dwelling Information			
<b>Style</b>	Bungalow	<b>Year Built</b>	1932
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	1	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	4	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
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>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	281,925	<b>% Good</b>	65
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	17,637	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	299,560	<b>Additions</b>	6,500
<b>Ground Floor Area</b>	804		
<b>Total Living Area</b>	1,278	<b>Dwelling Value</b>	201,210

Building Notes



ID	Code	Description	Area
A		Main Building	804
B	11	OFF	92
C	12	EFP	92
D	10	1SFR	72
E	RG1	GARAGE - WD/CB	216*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	216	216	1	1932	C	A	5,050

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,430	
2		12			1,820	
3		10			3,250	