

Situs : 249 GREEN ST	Parcel ID: 051-080	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
ANDRADE FELISMINA M GEORGE P ANDRADE 249 GREEN ST BROCKTON MA 02301	Living Units 3 Neighborhood 120 Alternate ID 65 Vol / Pg 42058/314 District Zoning R3 Class Residential

Property Notes
2010 Short Sale/MLS



051-080 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 198			140
Total Acres: .1652 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,600
Building	394,500	460,800	0	321,900
Total	473,000	539,300	0	395,500
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
12/15/16	CP	Field Review	Other

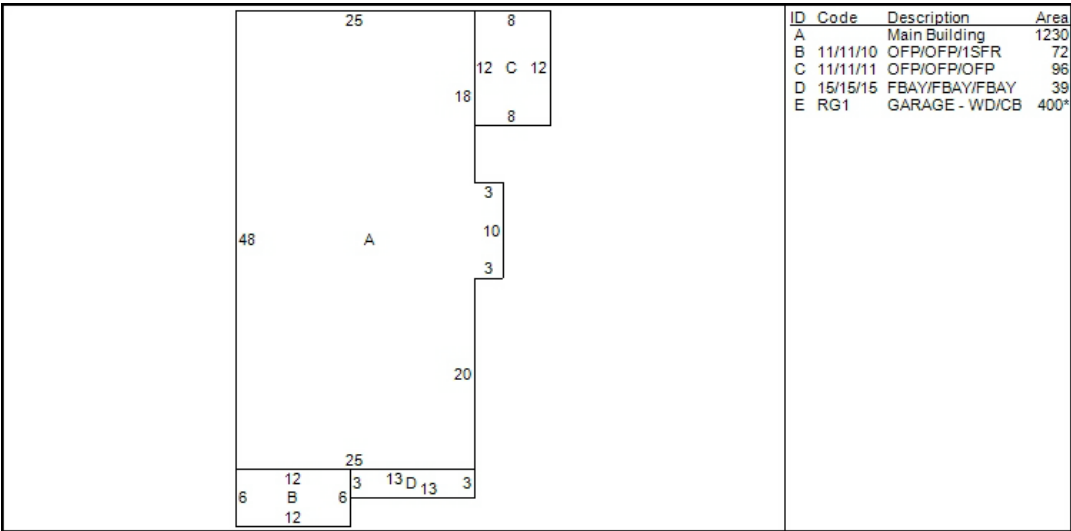
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/24/16	64697	15,000	INT IMPR Bath And Kitchen	100
05/20/99	30765	2,500	BLDG Strip & Redo Ro	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/05/12		Land + Bldg	Transfer Of Convenience	42058/314		
09/16/10	164,200	Land + Bldg	Outlier-Written Desc Needed	38982/298		
01/19/07		Land + Bldg	Transfer Of Convenience	33993/18		
05/10/04	1	Land + Bldg	Transfer Of Convenience	28168/183		
02/13/03		Land + Bldg	Transfer Of Convenience	24204/319		
03/08/01	8,000	Land + Bldg	Transfer Of Convenience	19476/146		
11/01/96	89,500	Land + Bldg	Valid Sale			
05/01/89	180,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	3 Fam Slope	Year Built	1900
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	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	552,054	% Good	62
Plumbing	19,574	% Good Override	
Basement	25,270	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	596,900	Additions	48,420
Ground Floor Area	1,230		
Total Living Area	3,572	Dwelling Value	455,510

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1900	C	F	5,290

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	10	15,870	
2		11	11	11	7,870	
3		15	15	15	24,680	