

<b>Situs : 290 MORaine ST</b>	<b>Parcel ID: 054-062</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 27, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
NEWSON ALFRED JOYCE NEWSON 290 MORaine ST BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 33 Vol / Pg 35307/029 District Zoning R1C Class Residential

Property Notes



054-062 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,250		89,560
Total Acres: .1435 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,600	89,600	0	86,100
Building	225,000	261,100	0	212,700
Total	314,600	350,700	0	298,800
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	JR	Field Review	Other
04/19/18	CP	Field Review	Other

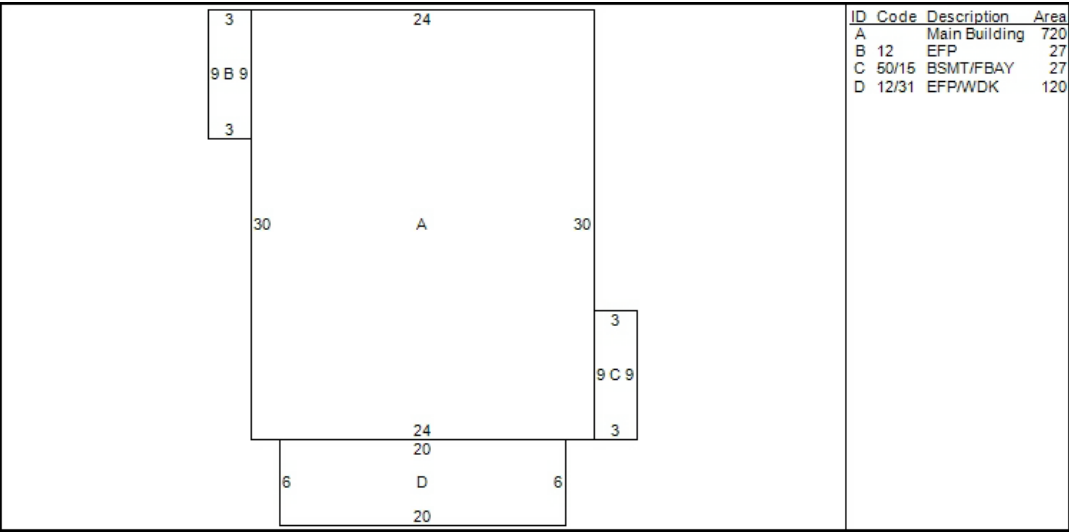
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/07/17	B68069	1,591	DOORS	100
01/17/08	49712	7,800	BLDG 8 Window s	0
11/22/05	45527	2,500	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/16/07	250,000	Land + Bldg	Valid Sale	35307/029		

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Dwelling Information			
Style	Colonial	Year Built	1915
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	300	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7	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	Average	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	313,492	% Good	67
Plumbing	16,312	% Good Override	
Basement	17,829	Functional	
Heating	8,547	Economic	
Attic	7,677	% Complete	
Other Features	15,993	C&D Factor	
		Adj Factor	1
Subtotal	379,850	Additions	6,630
Ground Floor Area	720		
Total Living Area	1,767	Dwelling Value	261,130

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		12			600	
2	50	15			2,080	
3		12	31		3,950	