

<b>Situs : 294 MORAIN ST</b>	<b>Parcel ID: 054-063</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
STENNETT GARFIELD SHANETTA YOUNG 294 MORAIN ST BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 34 Vol / Pg 47768/270 District Zoning R1C Class Residential
Property Notes	



054-063 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	277,500	347,100	0	261,400
Total	367,100	436,700	0	347,500
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
08/13/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/10/20	51	7,123	REMODEL	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/21/16	305,000	Land + Bldg	Valid Sale	47768/270	Quit Claim	STENNETT GARFIELD
08/12/05		Land + Bldg	Court Order/Decree	31122/41		
05/19/03		Land + Bldg	Transfer Of Convenience	25165/258		

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**Dwelling Information**

<b>Style</b>	Colonial	<b>Year Built</b>	1922
<b>Story height</b>	2	<b>Eff Year Built</b>	1960
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<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>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	0
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	8		
<b>Kitchen Type</b>	Modern	<b>Bath Type</b>	Typical
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

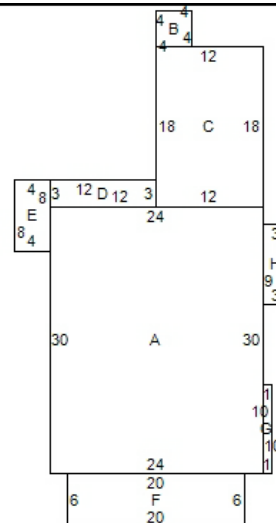
**Grade & Depreciation**

<b>Grade</b>	B	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	348,324	<b>% Good</b>	81
<b>Plumbing</b>	10,875	<b>% Good Override</b>	
<b>Basement</b>	19,809	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	8,530	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	387,540	<b>Additions</b>	27,540
<b>Ground Floor Area</b>	720		
<b>Total Living Area</b>	1,729	<b>Dwelling Value</b>	341,450

**Building Notes**



ID	Code	Description	Area
A	14	Main Building	720
B	14	FUB	16
C	50/10	BSMT/1SFR	216
D	10	1SFR	36
E	11	OFF	32
F	11/31	OFF/WDK	120
G	15	FBAY	10
H	50/15	BSMT/FBAY	27
I	RG1	GARAGE - WD/CB	440*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	440	440	1	1922	C	F	5,610

**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	Line #	Low	1st	2nd	3rd	Value
1		14			240	5		11	31		4,620
2	50	10			15,230	6		15			1,300
3		10			2,750	7	50	15			2,670
4		11			730						