

Situs : 14 MINOT AV	Parcel ID: 056-076	Class : Two-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MONTEIRO JULIO C TR P O BOX 1984 BROCKTON MA 02303	Living Units 2 Neighborhood 120 Alternate ID 1 Vol / Pg 50520/189 District Zoning R3 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,381		73,150
Total Acres: .0776 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,200	73,200	0	69,700
Building	377,100	388,100	0	309,300
Total	450,300	461,300	0	379,000
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
08/20/20	AW	Field Review	Other
06/25/19	CP	Field Review	Other
03/23/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/09/18	BPA 18 89	38,250	SOLARPANLS	100
09/17/18	70089	2,901	INS	100
03/29/05	43649	10,000	BLDG Dormer, Stairs	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/15/18	1	Land + Bldg	Transfer Of Convenience	50520/189	Quit Claim	MONTEIRO JULIO C TR
08/01/84	25,000	Land + Bldg		7025/167		

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Dwelling Information

Style	Two Family	Year Built	1888
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

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	Warm Air	Pre-Fab	

Room Detail

Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	13		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

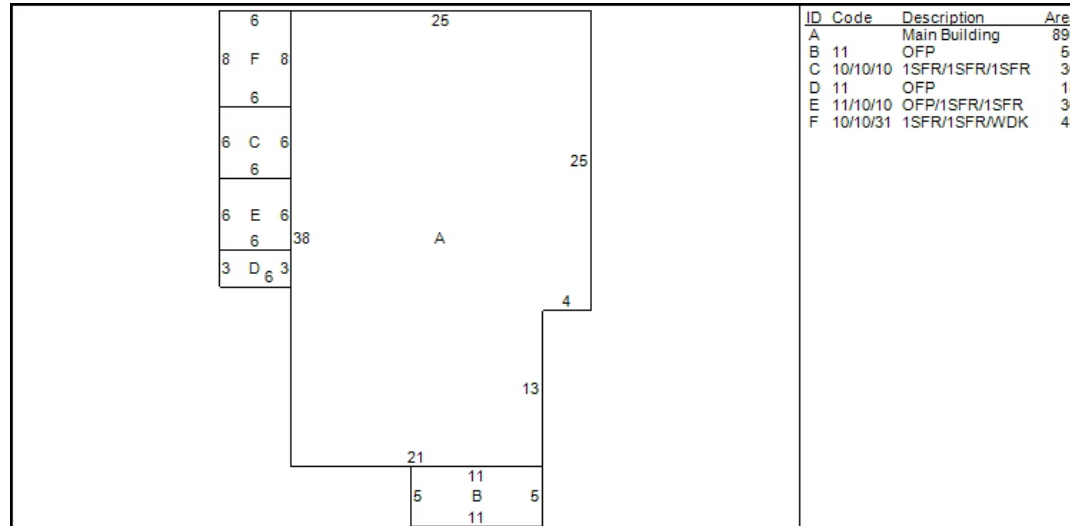
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	446,081	% Good	62
Plumbing	9,787	% Good Override	
Basement	20,419	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	476,290	Additions	63,240
Ground Floor Area	898		
Total Living Area	2,521	Dwelling Value	388,070

Building Notes



ID Code	Description	Area
A	Main Building	898
B 11	OFP	55
C 10/10/10	1SFR/1SFR/1SFR	36
D 11	OFP	18
E 11/10/10	OFP/1SFR/1SFR	36
F 10/10/31	1SFR/1SFR/WDK	48

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		11			2,050	5		10	10	31	19,840
2		10	10	10	23,560						
3		11			990						
4		11	10	10	16,800						