

Situs : 16 MINOT AV

Parcel ID: 056-077

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER
GALLAGHER WILLIAM T
LOUISE A GALLAGHER TR
C/O JANICK MEDINA
16 MINOT AVE
BROCKTON MA 02301

GENERAL INFORMATION
Living Units 3
Neighborhood 120
Alternate ID 2
Vol / Pg 37779/318
District
Zoning R3
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 5,345			76,000

Total Acres: .1227
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	76,000	76,000	0	71,800
Building	405,700	417,600	0	309,700
Total	481,700	493,600	0	381,500

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
08/20/20	AW	Field Review	Other
12/16/16	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/29/18	68256	800	DECK	100
05/05/16	64572	1,500	EXTERIOR Remove 2nd Floor Porch	100
11/18/08	51020	2,500	BLDG Frt, Side Porch	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/21/18	1	Land + Bldg	Transfer Of Convenience	49947/303	Quit Claim	GALLAGHER WILLIAM T
10/05/09	215,000	Land + Bldg	Valid Sale	37779/318		GALLAGHER WILLIAM T
04/15/04		Land + Bldg	Transfer Of Convenience	27965/153		
03/01/04	338,000	Land + Bldg	Valid Sale	27641/50		
12/29/00	155,000	Land + Bldg	Valid Sale	19218/82		
08/01/88	190,000	Land + Bldg	Valid Sale			
04/01/86	95,000	Land + Bldg				

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Dwelling Information

Style	3 Fam Flat	Year Built	1900
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim Color	x White	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	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Poorer	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

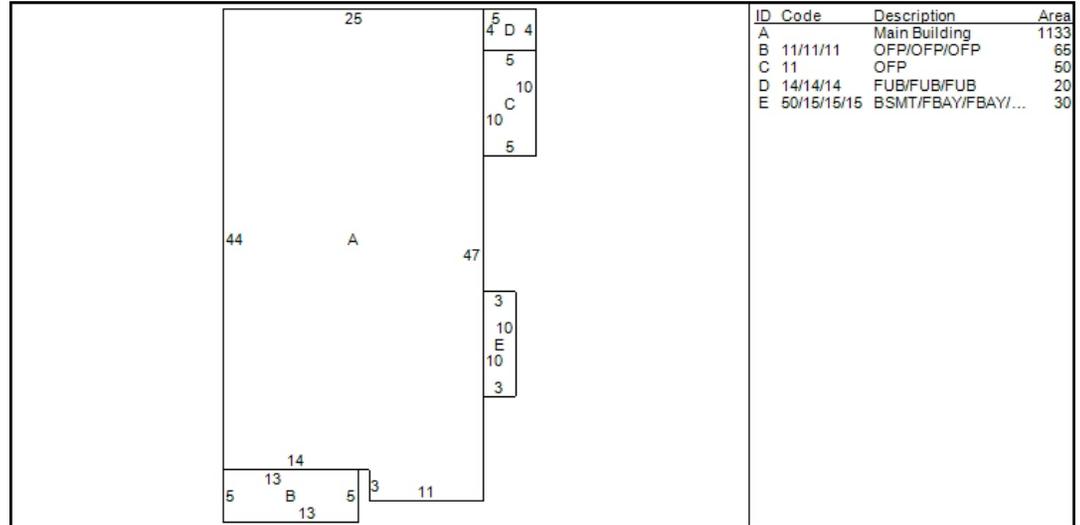
Grade & Depreciation

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

Dwelling Computations

Base Price	529,454	% Good	62
Plumbing	18,124	% Good Override	
Basement	22,081	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	569,660	Additions	29,080
Ground Floor Area	1,133		
Total Living Area	3,489	Dwelling Value	417,590

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		11	11	11	5,520
2		11			1,740
3		14	14	14	930
4	50	15	15	15	20,890