

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



056-077 03/21/2020

## 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

Value Flag MARKET APPROACH  
Gross Building:

Effective Date of Value 1/1/2020

## 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

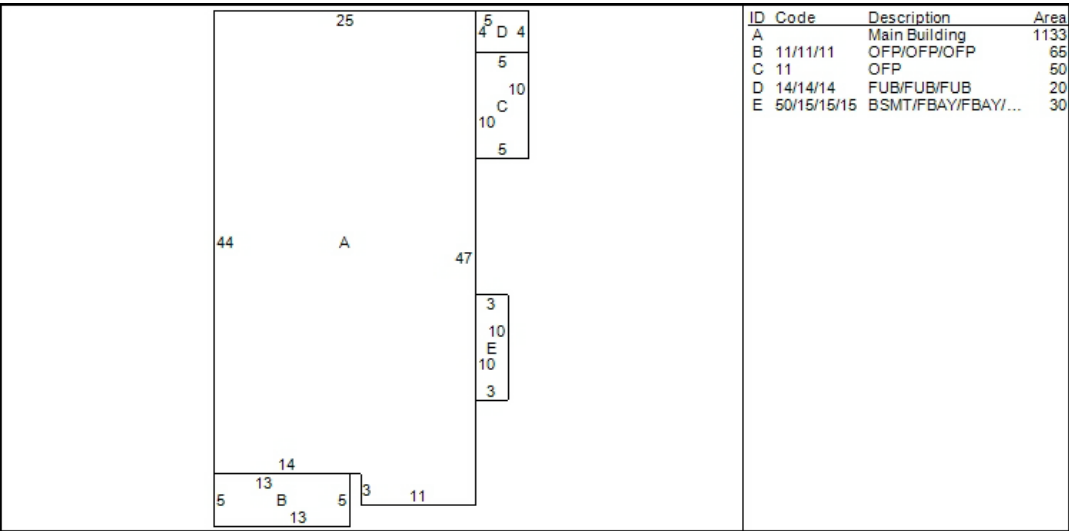
## Sales/Ownership History

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	x	In-law Apt	No
Color	White		
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	10	% Good Ovr	
% Complete			
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
		Additions	29,080
Subtotal	569,660		
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	