

Situs : 32 MINOT AV		Parcel ID: 056-080		Class: Three-Family		Card: 1 of 1		Printed: October 27, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
BURGO AUTILIA 276 CAMBO ST BROCKTON MA 02301			Living Units 3 Neighborhood 120 Alternate ID 5 Vol / Pg 33237/213 District Zoning R3 Class Residential		
Property Notes					
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Land Information					
Type	Size	Influence Factors	Influence %	Value	
Primary	SF	5,286		75,910	
Total Acres: .1213 Spot:					
Location:					

Assessment Information					
	Appraised	Cost	Income	Prior	
Land	75,900	75,900	0	71,700	
Building	412,000	427,700	0	317,500	
Total	487,900	503,600	0	389,200	
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		
02/01/05	BM	Not At Home	Other		

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
07/19/04	42291	6,000	BLDG Rubber Roof	0	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/23/06		Land + Bldg	Transfer Of Convenience	33237/213		BURGO AUTILIA



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Dwelling Information			
Style	3 Fam Flat	Year Built	1894
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	6	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	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	515,358	% Good	62
Plumbing	18,124	% Good Override	
Basement	21,493	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	49,220
Subtotal	554,980		
Ground Floor Area	1,089		
Total Living Area	3,447	Dwelling Value	427,720
Building Notes			

Outbuilding Data																																								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																																
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1089</td> </tr> <tr> <td>B</td> <td>50/15/15/15</td> <td>BSMT/FBAY/FBAY/...</td> <td>30</td> </tr> <tr> <td>C</td> <td>11</td> <td>OFF</td> <td>72</td> </tr> <tr> <td>D</td> <td>14/14/14</td> <td>FUB/FUB/FUB</td> <td>20</td> </tr> <tr> <td>E</td> <td>11/11/11</td> <td>OFF/OFF/OFF</td> <td>45</td> </tr> <tr> <td>F</td> <td>50/15/15/15</td> <td>BSMT/FBAY/FBAY/...</td> <td>30</td> </tr> </tbody> </table>													ID	Code	Description	Area	A		Main Building	1089	B	50/15/15/15	BSMT/FBAY/FBAY/...	30	C	11	OFF	72	D	14/14/14	FUB/FUB/FUB	20	E	11/11/11	OFF/OFF/OFF	45	F	50/15/15/15	BSMT/FBAY/FBAY/...	30
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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	50	15	15	15	20,890	5	50	15	15	15	20,890																													
2			11		2,230																																			
3			14	14	930																																			
4			11	11	4,280																																			