

Situs : 53 BRETT ST	Parcel ID: 056-084	Class: Two-Family	Card: 1 of 1	Printed: October 27, 2020
----------------------------	---------------------------	--------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
ALMEIDA AMERICO F & OSVALDA ALMEIDA 53 BRETT ST BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 5 Vol / Pg 10613/00092 District Zoning R3 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,055		77,030
Total Acres: .139 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,000	77,000	0	72,500
Building	291,600	307,800	0	246,700
Total	368,600	384,800	0	319,200
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
08/07/20	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/29/19	BP-19-143	8,676	SOLARPANLS	100
11/27/07	49575	3,000	BLDG 1st & 2nd Flr P	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/01/91	118,000	Land + Bldg	Valid Sale	10613/92		

Situs : 53 BRETT ST	Parcel Id: 056-084	Class: Two-Family	Card: 1 of 1	Printed: October 27, 2020
---------------------	--------------------	-------------------	--------------	---------------------------

Dwelling Information			
Style	Two Family	Year Built	1914
Story height	2	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	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	400,127	% Good	62
Plumbing	9,787	% Good Override	
Basement	22,755	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	7,440
Subtotal	432,670		
Ground Floor Area	1,058		
Total Living Area	2,116	Dwelling Value	302,520
Building Notes			

		<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>1058</td> </tr> <tr> <td>B</td> <td>11/11</td> <td>OFF/OFF</td> <td>60</td> </tr> <tr> <td>C</td> <td>11/12</td> <td>OFF/EFP</td> <td>45</td> </tr> <tr> <td>D</td> <td>RG1</td> <td>GARAGE - WD/CB</td> <td>399*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1058	B	11/11	OFF/OFF	60	C	11/12	OFF/EFP	45	D	RG1	GARAGE - WD/CB	399*
		ID	Code	Description	Area																	
		A		Main Building	1058																	
		B	11/11	OFF/OFF	60																	
C	11/12	OFF/EFP	45																			
D	RG1	GARAGE - WD/CB	399*																			
Outbuilding Data																						
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value														
Det Garage	1 x	399	399	1	1925	C	F	5,280														
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		3,910																	
2		11	12		3,530																	