

<b>Situs : 20 KENSINGTON PL</b>	<b>Parcel ID: 056-087</b>	<b>Class: Two-Family</b>	<b>Card: 1 of 1</b>	<b>Printed: October 27, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
RAMOS HELGA P 20 KENSINGTON PL BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 3 Vol / Pg 46944/247 District Zoning R3 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,050		74,120
Total Acres: .093 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,100	74,100	0	70,400
Building	289,400	269,800	0	239,400
Total	363,500	343,900	0	309,800
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

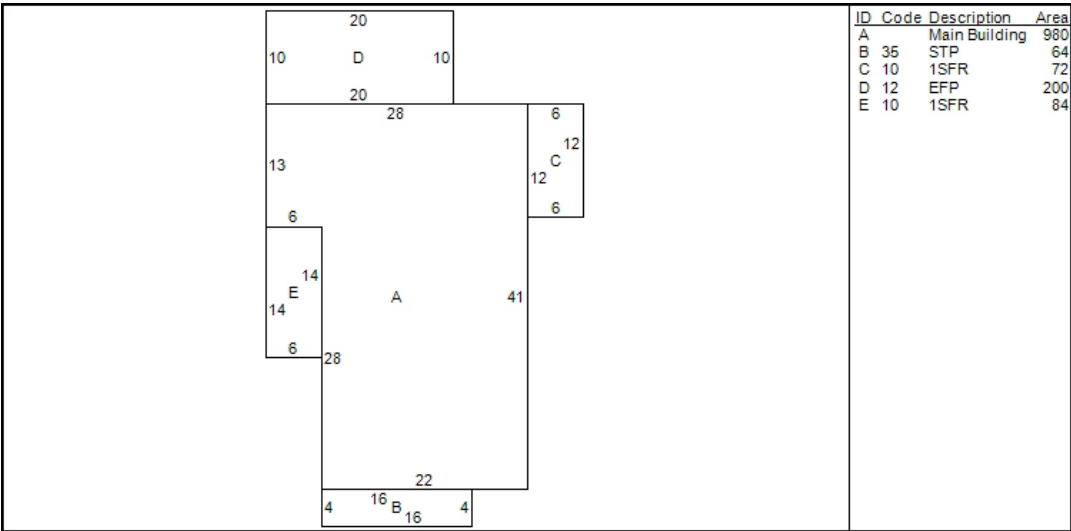
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/28/15	B62207	20,000	BLDG Repair Porch	100
04/29/10	53115	500	BLDG Repair Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/19/16	245,000	Land + Bldg	Valid Sale	46944/247		RAMOS HELGA P
02/18/16	1	Land + Bldg	Transfer Of Convenience	46603/89	Quit Claim	PIRES EVELINA S
08/02/13		Land + Bldg	Transfer Of Convenience	43439/287		
03/27/09	148,000	Land + Bldg	Valid Sale	36990/154		
07/14/03		Land + Bldg	Transfer Of Convenience	25766/51		

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Dwelling Information			
Style	Two Family	Year Built	1879
Story height	1.5	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	Gas	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	319,892	% Good	62
Plumbing	9,062	% Good Override	
Basement	20,012	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	348,970	Additions	31,800
Ground Floor Area	980		
Total Living Area	1,626	Dwelling Value	269,800

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		35			430	
2		10			11,530	
3		12			7,130	
4		10			12,710	