

Situs : 42 BRETT ST

Parcel ID: 056-095

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

ESPECIATO ADAUTO
SAIRA ESPECIATO
42 BRETT ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 120
Alternate ID 16
Vol / Pg 48901/111
District
Zoning R3
Class Residential

056-095 03/21/2020

Property Notes

07/2012 MLS SHORT

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,850		73,830

Total Acres: .0884
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	73,800	73,800	0	70,200
Building	361,600	362,600	0	293,200
Total	435,400	436,400	0	363,400

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other
06/08/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/13/12	56969	2,100	BLDG 4x5 Deck	0
11/14/00	33809	3,000	BLDG Strip & Reroof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/07/17	350,000	Land + Bldg	Valid Sale	48901/111	Unit Deed	ESPECIATO ADAUTO
07/09/15	308,900	Land + Bldg	Valid Sale	45776/67		ALLENWASHINGTON DWIGHT S
07/26/12	95,000	Land + Bldg	Outlier-Written Desc Needed	41704/208		
12/13/05	1	Land + Bldg	Transfer Of Convenience	31893/285		
10/20/04	350,000	Land + Bldg	Valid Sale	29289/36		
12/02/03	300,000	Land + Bldg	Valid Sale	27147/244		
10/10/00	101,000	Land + Bldg	Family Sale	18955/212		
01/01/90	142,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Two Family	Year Built	1879
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Green	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	Oil	Openings
System Type	Hot Water	Pre-Fab

Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

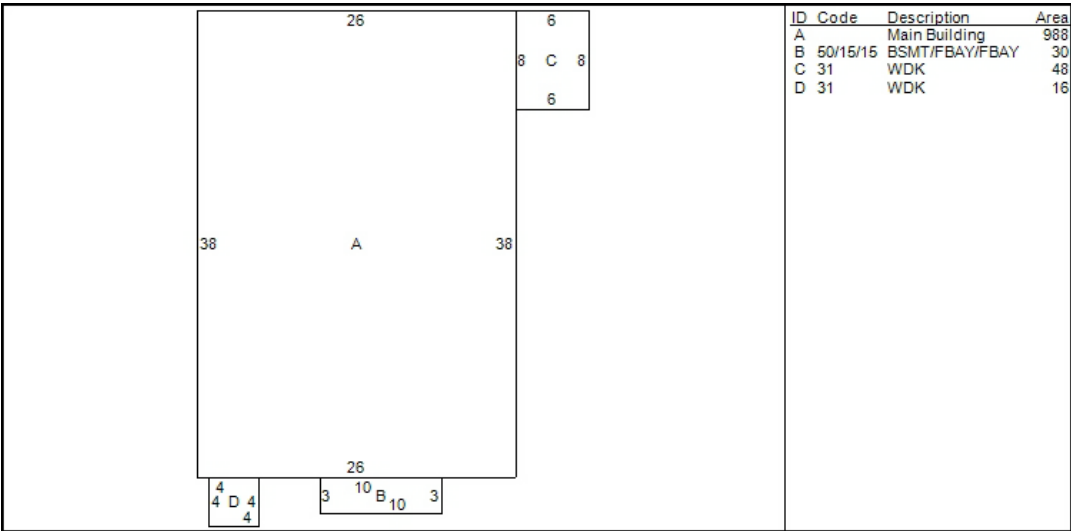
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	474,934	% Good	62
Plumbing	9,787	% Good Override	
Basement	21,740	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	506,460	Additions	17,170

Ground Floor Area	988		
Total Living Area	2,530	Dwelling Value	362,580

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	50	15	15		15,620	
2		31			1,050	
3		31			500	