

Situs : 54 BRETT ST		Parcel ID: 056-097	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
CURRENT OWNER BROOKS WILLIAM H & KAREN L BROOKS 54 BRETT ST BROCKTON MA 02301		GENERAL INFORMATION Living Units 1 Neighborhood 120 Alternate ID 17 Vol / Pg 15559/197 District Zoning R3 Class Residential			
Property Notes <div></div>					



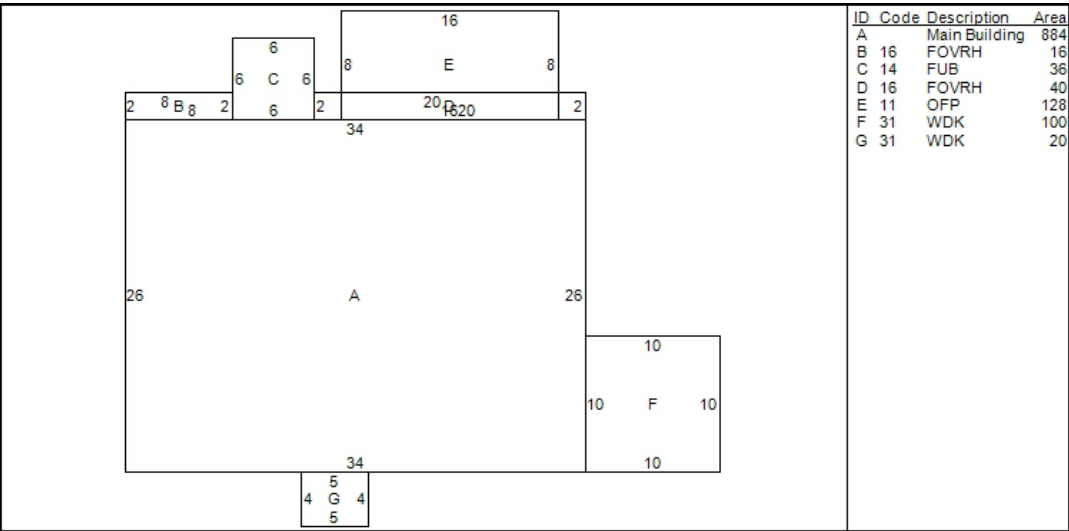
056-097 03/21/2020

Land Information <table> <tr> <th>Type</th> <th>Size</th> <th>Influence Factors</th> <th>Influence %</th> <th>Value</th> </tr> <tr> <td>Primary</td> <td>SF</td> <td>6,391</td> <td></td> <td>77,520</td> </tr> </table> <div>Total Acres: .1467</div> <div>Spot: Location:</div>						Type	Size	Influence Factors	Influence %	Value	Primary	SF	6,391		77,520	Assessment Information <table> <tr> <th></th> <th>Appraised</th> <th>Cost</th> <th>Income</th> <th>Prior</th> </tr> <tr> <td>Land</td> <td>77,500</td> <td>77,500</td> <td>0</td> <td>72,900</td> </tr> <tr> <td>Building</td> <td>199,200</td> <td>181,500</td> <td>0</td> <td>184,400</td> </tr> <tr> <td>Total</td> <td>276,700</td> <td>259,000</td> <td>0</td> <td>257,300</td> </tr> </table> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div>							Appraised	Cost	Income	Prior	Land	77,500	77,500	0	72,900	Building	199,200	181,500	0	184,400	Total	276,700	259,000	0	257,300
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Dwelling Information			
Style	F To B Splt	Year Built	1967
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	199,478	% Good	76
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	228,580	Additions	7,760
Ground Floor Area	884		
Total Living Area	1,340	Dwelling Value	181,480

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	Line #	Low	1st	2nd	3rd	Value	
1		16			1,290	5		31			1,140	
2		14			380	6		31			230	
3		16			2,360							
4		11			2,360							