

Situs : 58 BRETT ST

Parcel ID: 056-098

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

PEREIRA CORREIA JOSE F
58 BRETT ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 120
Alternate ID 18
Vol / Pg 51389/154
District
Zoning R3
Class Residential

Property Notes



056-098 03/21/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	2,700		72,170

Total Acres: .062
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	72,200	72,200	0	69,000
Building	331,900	321,800	0	274,400
Total	404,100	394,000	0	343,400

Manual Override Reason

Value Flag MARKET APPROACH
Gross Building:

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
-------------	--------	-------	---------	------------

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/22/19	410,000	Land + Bldg	Valid Sale	51389/154	Quit Claim	PEREIRA CORREIA JOSE F
09/14/09	158,810	Land + Bldg	Valid Sale	37712/220		ROSARIO VICTOR S
02/11/09	86,000	Land + Bldg	Sale After Foreclosure	36790/73		
11/07/08	123,000	Land + Bldg	Repossession	36515/269		
08/25/06	342,000	Land + Bldg	Valid Sale	33247/345		
08/08/06	341,000	Land + Bldg	Sold Twice In Same Year	33159/94		
06/08/06		Land + Bldg	Transfer Of Convenience	32825/231		
04/11/06		Land + Bldg	Transfer Of Convenience	32499/299		

Situs : 58 BRETT ST	Parcel Id: 056-098	Class: Two-Family	Card: 1 of 1	Printed: October 27, 2020
----------------------------	---------------------------	--------------------------	---------------------	----------------------------------

Dwelling Information

Style	Two Family	Year Built	1900
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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

Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

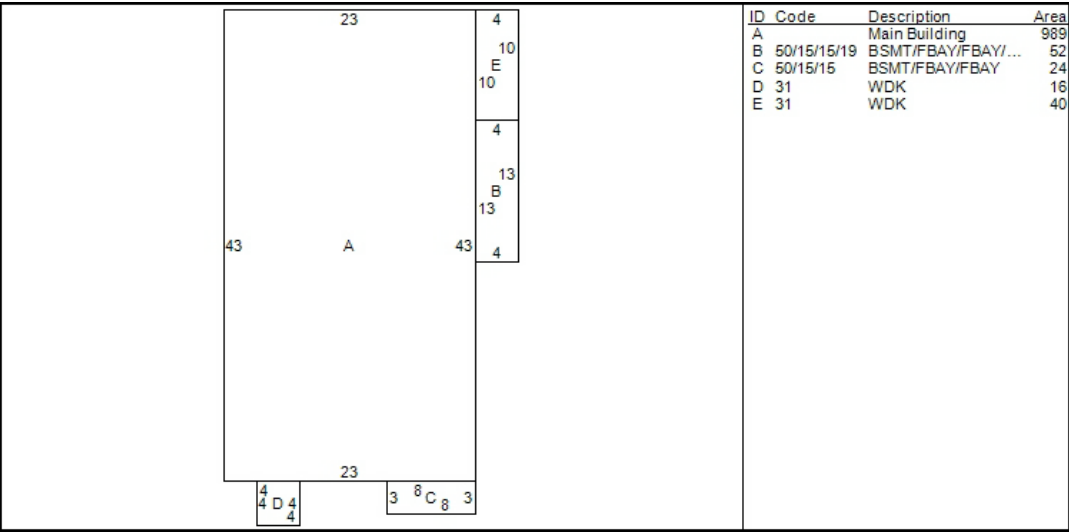
Grade & Depreciation

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

Dwelling Computations

Base Price	353,948	% Good	62
Plumbing	9,062	% Good Override	
Basement	20,129	Functional	
Heating	0	Economic	
Attic	34,671	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	417,810	Additions	36,830
Ground Floor Area	989		
Total Living Area	2,552	Dwelling Value	321,780

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	19	22,630
2	50	15	15		12,830
3		31			500
4		31			870