

Situs : 210 BELMONT ST		Parcel ID: 057-093		Class : Two-Family		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
PETTI KATHLEEN M AND MATTHEW D PETTI 204 BELMONT ST BROCKTON MA 02301			Living Units 2 Neighborhood 120 Alternate ID 18-2 Vol / Pg 30424/250 District Zoning C1 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	34			20				
Total Acres: .1615 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/20/20	AW	Field Review	Other						
10/24/06	BM	Entry & Sign	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,400	78,400	0	73,500				
Building		300,100	289,800	0	253,400				
Total		378,500	368,200	0	326,900				
Manual Override Reason									
Base Date of Value						1/1/2020			
Effective Date of Value						1/1/2020			
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
06/16/06	46662	4,000	BLDG	Patio Next To H		0			
12/08/03	41001	6,500	BLDG	Winds, S & Rero		100			
07/29/03	40071	3,000	BLDG	Frt Porch		100			
08/16/02	37387	8,500	BLDG	Old Prch W/Roof		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/28/05		Land + Bldg	Transfer Of Convenience	30424/250					
02/22/01		Land + Bldg	Sale Of Portion/Other Comm	19397/266					



057-093 03/18/2020

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Dwelling Information

Style	Two Family	Year Built	1880
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Red	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	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	4	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	

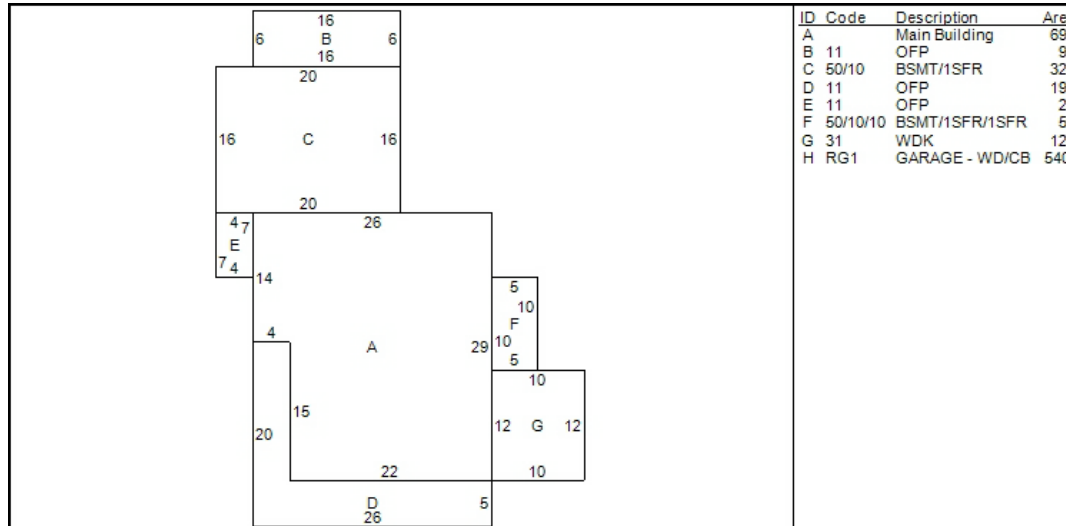
Grade & Depreciation

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

Dwelling Computations

Base Price	278,902	% Good	62
Plumbing	9,787	% Good Override	
Basement	17,448	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	306,140	Additions	72,420
Ground Floor Area	694		
Total Living Area	1,461	Dwelling Value	281,210

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	540	540	1	1925	C	A	8,570

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		11			2,980	5	50	10	10		20,890
2	50	10			40,300	6		31			2,050
3		11			4,900						
4		11			1,300						