

Situs : 210 BELMONT ST

Parcel ID: 057-093

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

 PETTI KATHLEEN M
 AND MATTHEW D PETTI
 204 BELMONT ST
 BROCKTON MA 02301

GENERAL INFORMATION

 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:

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:

Entrance Information

Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other
10/24/06	BM	Entry & Sign	Other

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		

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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	In-law Apt	No
Color	Red		

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	

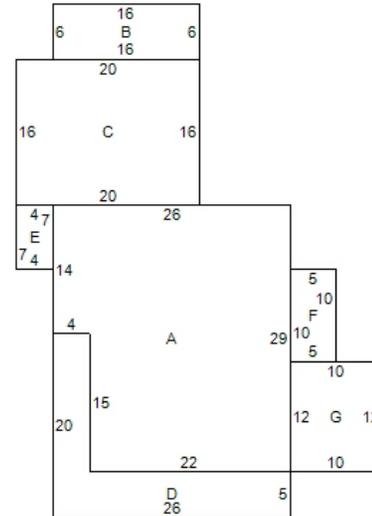
Grade & Depreciation

Grade	C+	Market Adj	
Condition	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



ID Code	Description	Area
A	Main Building	694
B 11	OFF	96
C 50/10	BSMT/1SFR	320
D 11	OFF	190
E 11	OFF	28
F 50/10/10	BSMT/1SFR/1SFR	50
G 31	WDK	120
H RG1	GARAGE - WD/ICB	540*

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						