

Situs : 62 MANOMET ST	Parcel ID: 059-032	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
FILLMORE SELINDA G 62 MANOMET ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 11 Vol / Pg 17414/84 District Zoning R1C Class Residential

Property Notes



059-032 03/20/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,788			76,640
Total Acres: .1329 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,600	76,600	0	72,200
Building	160,300	152,200	0	143,200
Total	236,900	228,800	0	215,400
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
08/13/20	CM	Field Review	Other

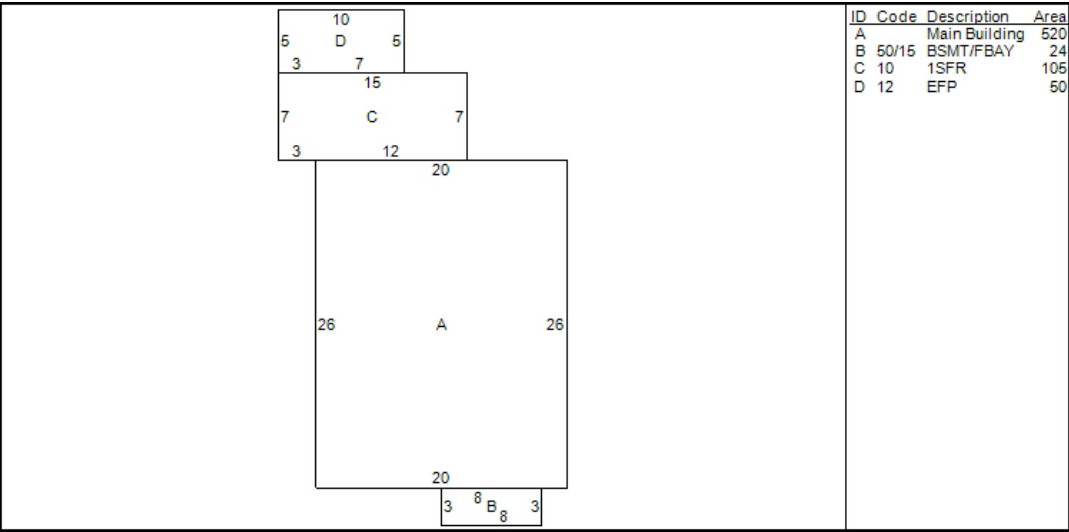
Permit Information			
Date Issued	Number	Price	Purpose

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/03/99	104,500	Land + Bldg	Valid Sale	17414/84		
05/01/86	96,000	Land + Bldg				
08/01/83	52,000	Land + Bldg				

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Dwelling Information			
Style	Colonial Ne	Year Built	1892
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	1981
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	220,653	% Good	62
Plumbing		% Good Override	
Basement	13,804	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	234,460	Additions	6,820
Ground Floor Area	520		
Total Living Area	909	Dwelling Value	152,190

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			1,610	
2		10			4,280	
3		12			930	