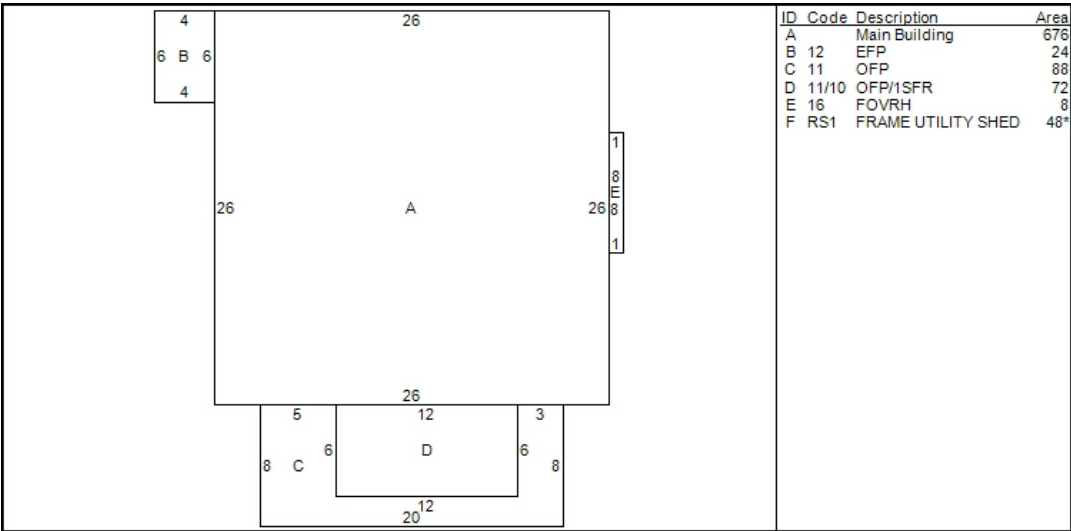


Situs : 74 MANOMET ST		Parcel ID: 059-034		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
PIERRE DIDDLEY 74 MANOMET ST BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 13 Vol / Pg 47432/267 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	7,000			78,400				
	SF	5,628			4,110				
Total Acres: .2899 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/13/20	CM	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		82,500	82,500	0	76,500				
Building		171,000	173,600	0	176,200				
Total		253,500	256,100	0	252,700				
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		
07/03/98	29175	2,000	BLDG	Replace Roof				100	
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/08/16	200,000	Land + Bldg	Valid Sale	47432/267 4923/45	Quit Claim	PIERRE DIDDLEY			

Situs : 74 MANOMET ST	Parcel Id: 059-034	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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Dwelling Information			
Style	Cape	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	254,109	% Good	62
Plumbing		% Good Override	
Basement	15,896	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	270,010	Additions	5,880
Ground Floor Area	676		
Total Living Area	1,263	Dwelling Value	173,290

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	2000	C	A	290

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		12			430	
2		11			1,300	
3		11	10		3,410	
4		16			740	