

Situs : 61 MANOMET ST

Parcel ID: 059-039

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

BRODIL ARTHUR H
& KATHLEEN L BRODIL
61 MANOMET ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 70
Alternate ID 39
Vol / Pg 05177/00422
District
Zoning R1C
Class Residential

Property Notes



059-039 03/20/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	245			180

Total Acres: .1663
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	185,000	194,500	0	202,600
Total	263,600	273,100	0	276,200

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
08/14/20	CM	Field Review	Other
06/26/19	CP	Field Review	Other
05/13/98	FT	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/02/03	29870	3,494	BLDG Strip & Re-Roof	100
12/03/97	28338	3,200	BLDG Siding & Trim	100

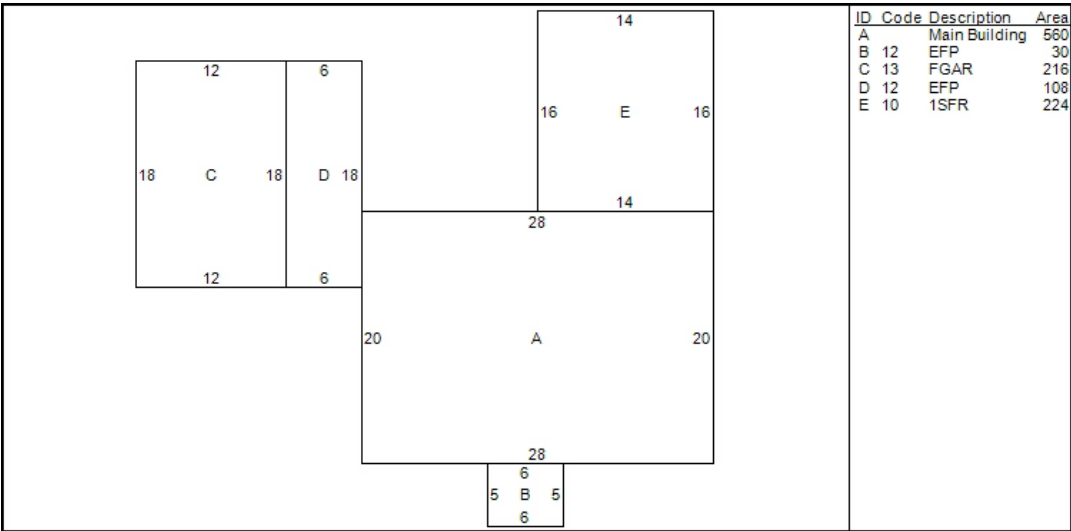
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				5177/422		

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Dwelling Information			
Style	Cape	Year Built	1939
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	1
Fuel Type	Gas	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms		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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	247,643	% Good	65
Plumbing		% Good Override	
Basement	15,492	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	273,270	Additions	16,910
Ground Floor Area	560		
Total Living Area	1,204	Dwelling Value	194,540

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		12			650	
2		13			4,100	
3		12			2,340	
4		10			9,820	