

Situs : 49 MANOMET ST	Parcel ID: 059-042	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
LAWSON DEBRA A 49 MANOMET ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 42 Vol / Pg 19692/203 District Zoning R1C Class Residential
Property Notes	



059-042 03/20/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
	SF	7,000		78,400
	SF	680		500
Total Acres: .1763				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,900	78,900	0	73,900
Building	196,100	192,300	0	192,100
Total	275,000	271,200	0	266,000
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

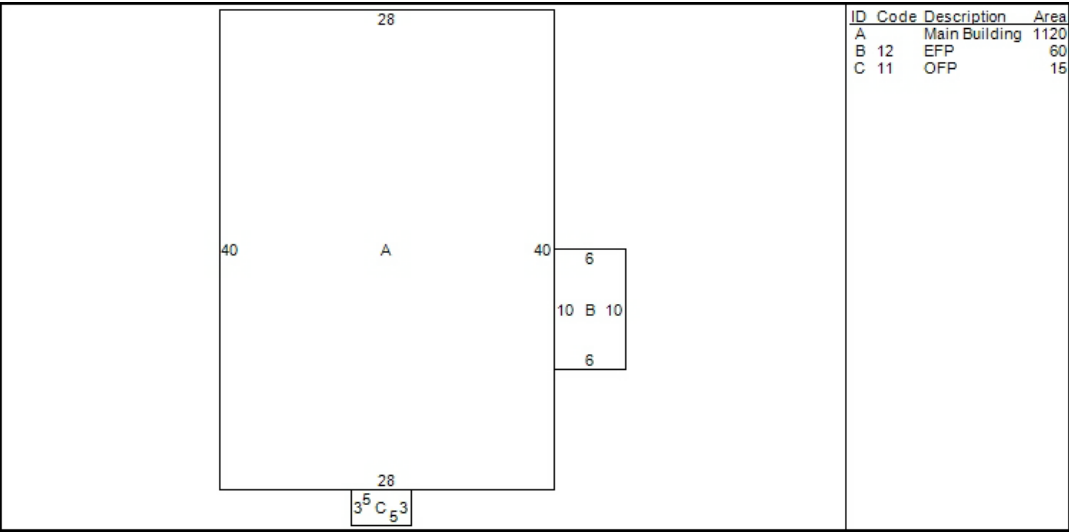
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
04/20/01		Land + Bldg	Family Sale	19692/203	
03/01/90	105,000	Land + Bldg	Valid Sale		

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Dwelling Information			
Style	Ranch	Year Built	1955
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	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	233,559	% Good	72
Plumbing		% Good Override	
Basement	21,916	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	264,860	Additions	1,590
Ground Floor Area	1,120		
Total Living Area	1,120	Dwelling Value	192,290

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			1,300	
2		11			290	