

Situs : 336 BELMONT ST

Parcel ID: 059-076

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

TEIXEIRA DAVID TR
PO BOX 3
BROCKTON MA 02303

GENERAL INFORMATION

Living Units 3
Neighborhood 70
Alternate ID 37
Vol / Pg 47214/277
District
Zoning C1
Class Residential

Property Notes

OWNER 10/2017 3 UNITS



Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	2,178			1,590

Total Acres: .2107
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	80,000	80,000	0	74,700
Building	343,700	440,600	0	349,000
Total	423,700	520,600	0	423,700

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/14/20	CM	Field Review	Other
10/10/17	CP	Info At Door	Ow ner
12/19/16	HP	Field Review	Other
11/04/15	JPO	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/14/16	65677	5,000	OTHER Repair Front And Side Porch	100
09/22/16	65535	7,500	ROOF/NEW	100

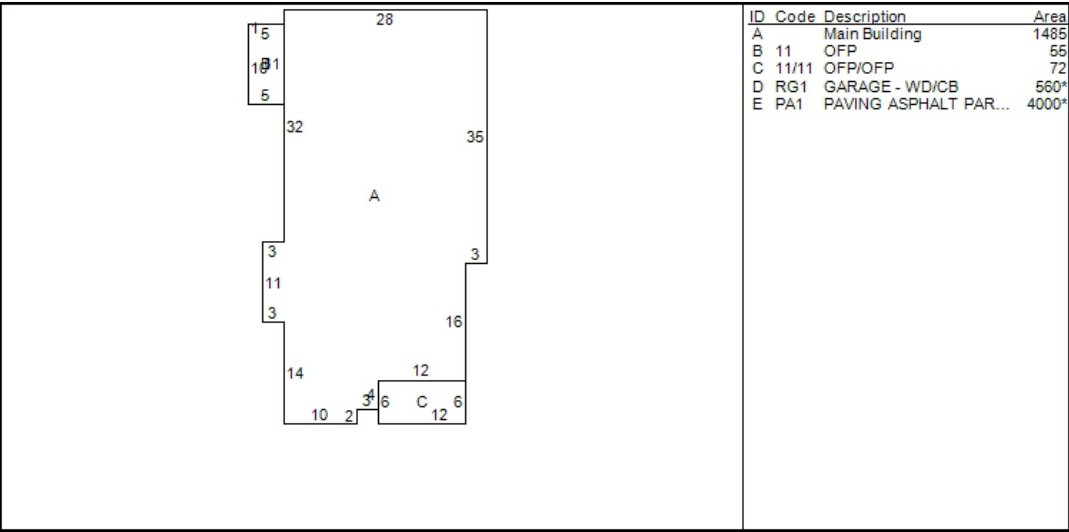
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/22/16	1	Land + Bldg	Transfer Of Convenience	47214/277	Quit Claim	TEIXEIRA DAVID TR
07/22/16	185,000	Land + Bldg	Repossession	47214/275	Quit Claim	TEIXEIRA DAVID
07/08/15		Land + Bldg	To/From Government	45769/253		HUD
03/27/15		Land + Bldg	Transfer Of Convenience	45368/134		WELLS FARGO BANK
08/22/12	243,250	Land + Bldg	Repossession	41829/139		
10/21/10	235,000	Land + Bldg	Valid Sale	39103/172		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1920
Story height	2.7	Eff Year Built	
Attic	None	Year Remodeled	2016
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	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	8	Full Baths	3
Family Rooms		Half Baths	
Kitchens	3	Extra Fixtures	
Total Rooms	16		
Kitchen Type	Typical	Bath Type	Typical
Kitchen Remod	Yes	Bath Remod	Yes
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	633,060	% Good	62
Plumbing	19,574	% Good Override	
Basement	28,978	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	681,610	Additions	5,890
Ground Floor Area	1,485		
Total Living Area	4,084	Dwelling Value	428,490

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 560		560	1	1950	C	3	6,590
Asph Pav	1 x 4000		4,000	1	1970	C	3	5,490

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		11			1,860	
2		11	11		4,030	