

Situs : 193 DOVER ST	Parcel ID: 061-008	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MCNAIR ARTHUR L TRUSTEE 193 DOVER STREET RLTY TR 193 DOVER ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 53 Vol / Pg 40832/3 District Zoning R1C Class Residential

Property Notes



061-008 03/24/2020

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	200			150
Total Acres: .1653					
Spot:			Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	142,500	114,900	0	124,700
Total	221,100	193,500	0	198,300
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
08/20/20	AW	Field Review	Other

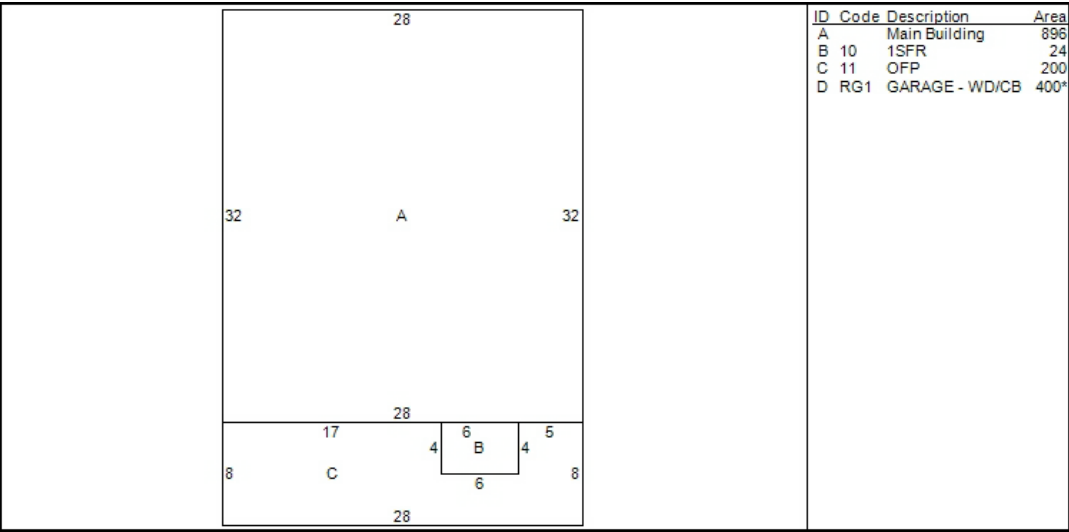
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/08/12	52,500	Land + Bldg	To/From Government	40832/3		
02/28/08	1	Land + Bldg	To/From Government	35653/203		

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Dwelling Information			
Style	Bungalow	Year Built	1910
Story height	1	Eff Year Built	
Attic	Pt-Fin	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	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	201,232	% Good	45
Plumbing		% Good Override	
Basement	18,883	Functional	
Heating	0	Economic	
Attic	20,328	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	240,440	Additions	3,160
Ground Floor Area	896		
Total Living Area	1,189	Dwelling Value	111,360

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	P	3,530

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		10			950	
2		11			2,210	