

Situs : 77 BROOK ST	Parcel ID: 061-063	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
FERRIS SUSANNA FOSTER 77 BROOK ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 51-3 WINTHROP Vol / Pg 09280/00093 District Zoning R3 Class Residential

Property Notes



Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	9,202		6,720
Total Acres: .3719 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	85,100	85,100	0	78,400
Building	213,400	231,100	0	215,300
Total	298,500	316,200	0	293,700
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
08/21/20	AW	Field Review	Other
06/26/19	CP	Field Review	Other
06/08/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/07/18	70023	34,000	ROOF/NEW	100
07/13/09	51897	3,500	BLDG Repair Roof	0
12/07/00	33922	1,900	BLDG Repair Porch Ro	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
01/01/86	93,000	Land + Bldg			
12/01/82	48,000	Land + Bldg			
				9280/93	

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Dwelling Information

Style	Ranch	Year Built	1956
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement FBLA Rec	Full x 400	# Car Bsmnt Gar	FBLA Type
Size	Size		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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

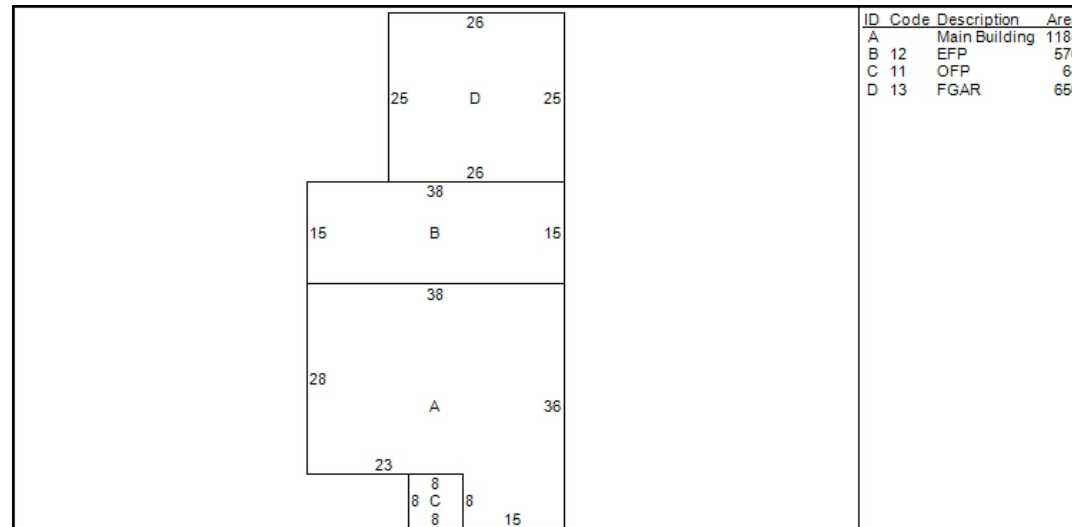
Grade & Depreciation

Grade	C	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	242,581	% Good	72
Plumbing		% Good Override	
Basement	22,763	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,254	C&D Factor	
		Adj Factor	1
Subtotal	284,600	Additions	26,210
Ground Floor Area	1,184		
Total Living Area	1,184	Dwelling Value	231,120

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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			12,530
2		11			1,150
3		13			12,530