

Situs : 49 BROOK ST

Parcel ID: 061-068

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER
DESANTIS RALPH JR
49 BROOK ST
BROCKTON MA 02301

GENERAL INFORMATION
Living Units 1
Neighborhood 120
Alternate ID 9-2
Vol / Pg 33013/161
District
Zoning R3
Class Residential



Property Notes

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	7,480			5,460

Total Acres: .3324
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	83,900	83,900	0	77,500
Building	198,900	205,800	0	189,700
Total	282,800	289,700	0	267,200

Manual Override Reason
Base Date of Value 1/1/2020
Value Flag MARKET APPROACH **Effective Date of Value** 1/1/2020
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose		% Complete
06/17/09	51776	6,450	BLDG	Ext Remodel	100
09/06/05	44866	4,500	BLDG	Strip & Reroof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/12/06		Land + Bldg	Undivided Interest	33013/161		

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Dwelling Information

Style	Ranch	Year Built	1959
Story height	1	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	Central Ac	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	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

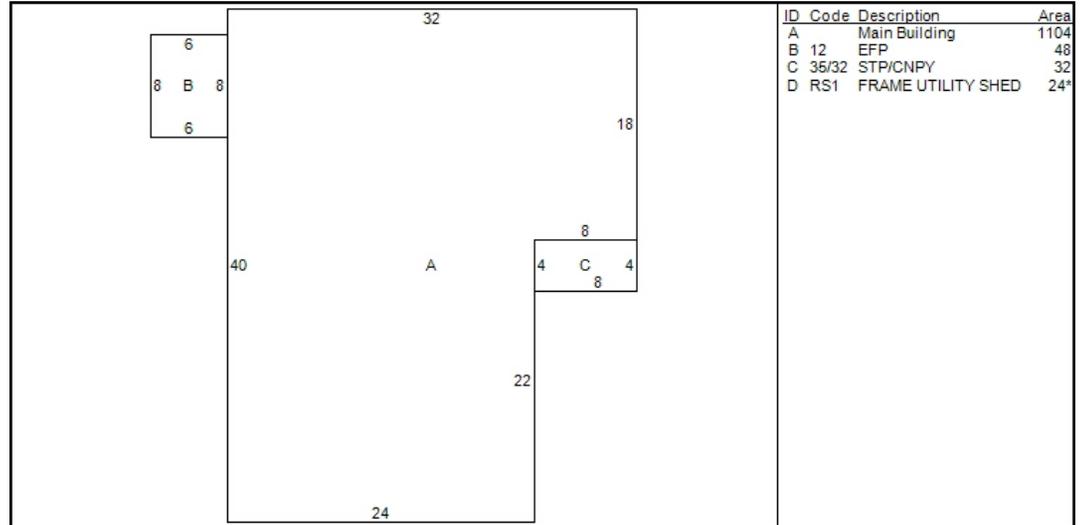
Grade & Depreciation

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

Dwelling Computations

Base Price	231,053	% Good	76
Plumbing		% Good Override	
Basement	21,681	Functional	
Heating	6,299	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	268,420	Additions	1,670
Ground Floor Area	1,104		
Total Living Area	1,104	Dwelling Value	205,670

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	4 x 6		24	1	1999	C	A	140

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			1,140
2		35	32		530