

Situs : 49 BROOK ST		Parcel ID: 061-068		Class : Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DESANTIS RALPH JR 49 BROOK ST BROCKTON MA 02301			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			
Effective Date of Value						1/1/2020			
Value Flag MARKET APPROACH									
Gross Building:									
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					

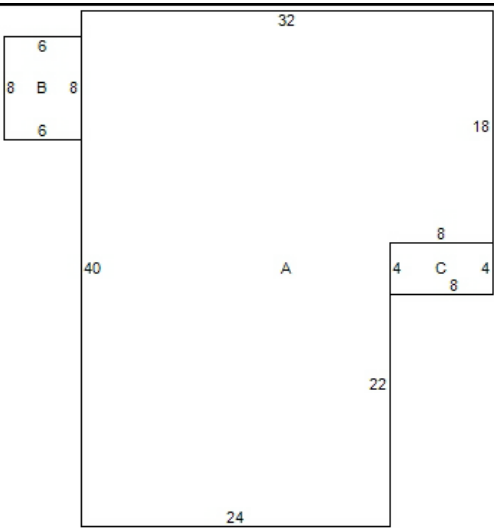
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Dwelling Information			
Style	Ranch	Year Built	1959
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
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 Location	
Unit Level		Unit View	
Unit Parking		Model Make (MH)	
Model (MH)			

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			1,140	
2		35	32		530	



ID	Code	Description	Area
A		Main Building	1104
B	12	EFP	48
C	35/32	STP/CNPY	32
D	RS1	FRAME UTILITY SHED	24*