

Situs : 41 BROOK ST

Parcel ID: 061-069

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

PETTI MARK D
204 BELMONT ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3
Neighborhood 120
Alternate ID 10
Vol / Pg 10814/00162
District
Zoning R3
Class Residential

Property Notes



061-069 03/24/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	1,690			1,230

Total Acres: .1995
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
03/23/06	BM	Not At Home	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,600	79,600	0	74,400
Building	377,000	429,000	0	329,800
Total	456,600	508,600	0	404,200

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
09/28/20	1821	9,000	ACCSTR	
10/06/06	47430	5,750	BLDG Strip & Reroof	0
07/08/04	42190	2,000	BLDG Rubber Roof,Gut	0
05/16/03	B39545	1,450	BLDG Decks & Porches	100

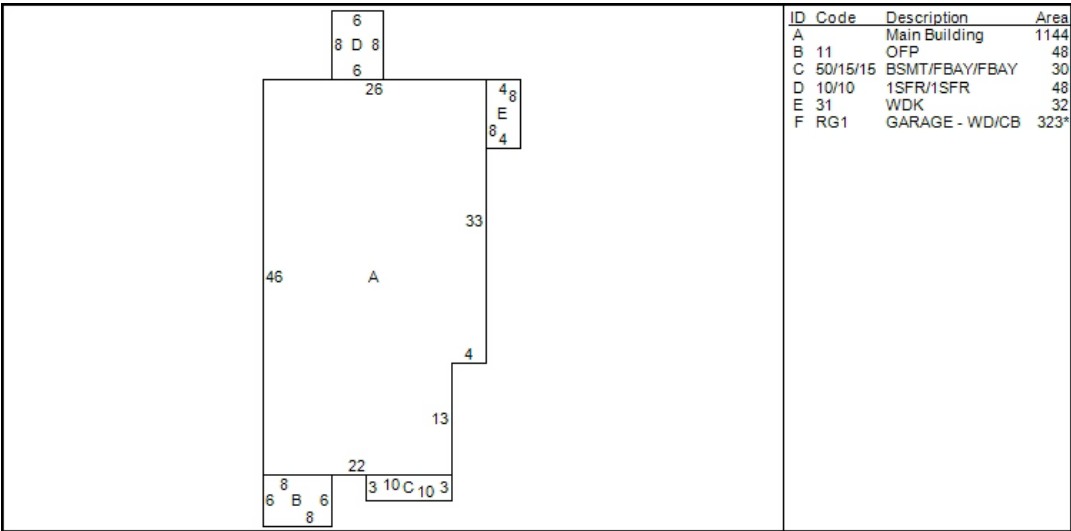
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				10814/162		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1900
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	524,313	% Good	62
Plumbing	19,574	% Good Override	
Basement	24,000	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	37,080
Subtotal	567,890		
Ground Floor Area	1,144		
Total Living Area	3,016	Dwelling Value	424,380

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	323	323	1	1925	D	A	4,660

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	50	15	15		15,620	
3		10	10		18,790	
4		31			810	