

Situs : 4 HAZEL ST	Parcel ID: 061-074	Class : Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
LINDQUIST RICHARD F SHAREN L LINDQUIST 4 HAZEL ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 2 Vol / Pg 04506/00184 District Zoning R3 Class Residential

Property Notes



061-074 03/24/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	3,980		2,910
Total Acres: .2521				
Spot:			Location:	

Entrance Information			
Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
05/14/98	FT	Entry & Sign	Ow ner

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,300	81,300	0	75,600
Building	181,800	185,900	0	161,400
Total	263,100	267,200	0	237,000
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
12/08/15	B63707	4,000	BLDG Insulation	100
05/16/97	27439	1,000	BLDG Ag Pool	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
				4506/184	

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**Dwelling Information**

<b>Style</b>	Colonial Ne	<b>Year Built</b>	1894
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Brown	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	1
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>
<b>Fuel Type</b>	Gas	<b>Openings</b>
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>

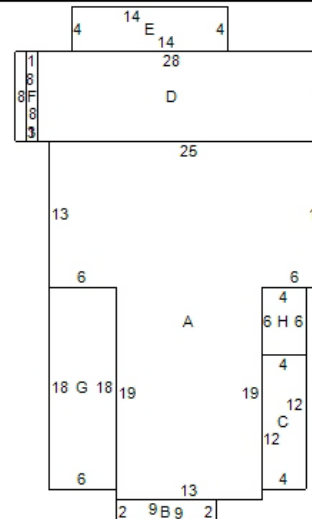
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>
<b>Condition</b>	Average	<b>Functional</b>
<b>CDU</b>	AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>
<b>% Complete</b>		

**Dwelling Computations**

<b>Base Price</b>	250,079	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	15,644	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	1,976	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	267,700	<b>Additions</b>	18,980
<b>Ground Floor Area</b>	572		
<b>Total Living Area</b>	1,164	<b>Dwelling Value</b>	184,950

**Building Notes**



ID	Code	Description	Area
A		Main Building	572
B	15	FBAY	18
C	11	OFF	48
D	50/10	BSMT/1SFR	224
E	16	FOVRH	58
F	16	FOVRH	8
G	12	EFP	108
H	11	OFF	24
I	RP6	ABOVE GROUND	495
J	RS1	FRAME UTILITY SHED	192

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	495	495	1	1997	C	A	
Frame Shed	12 x	16	192	1	1997	C	A	990

**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	Line #	Low	1st	2nd	3rd	Value
1		15			1,180	5		16			810
2		11			810	6		12			2,230
3	50	10			10,850	7		11			370
4		16			2,730						