

<b>Situs : 51 LEAVITT ST</b>	<b>Parcel ID: 061-092</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
TEAL ANNE E 51 LEAVITT ST BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 14 Vol / Pg 42803/35 District Zoning R3 Class Residential

Property Notes



061-092 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,586		76,350
Total Acres: .1282 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,400	76,400	0	72,000
Building	323,800	326,700	0	269,200
Total	400,200	403,100	0	341,200
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
06/07/01	BM	Estimated For Misc Reason	Other

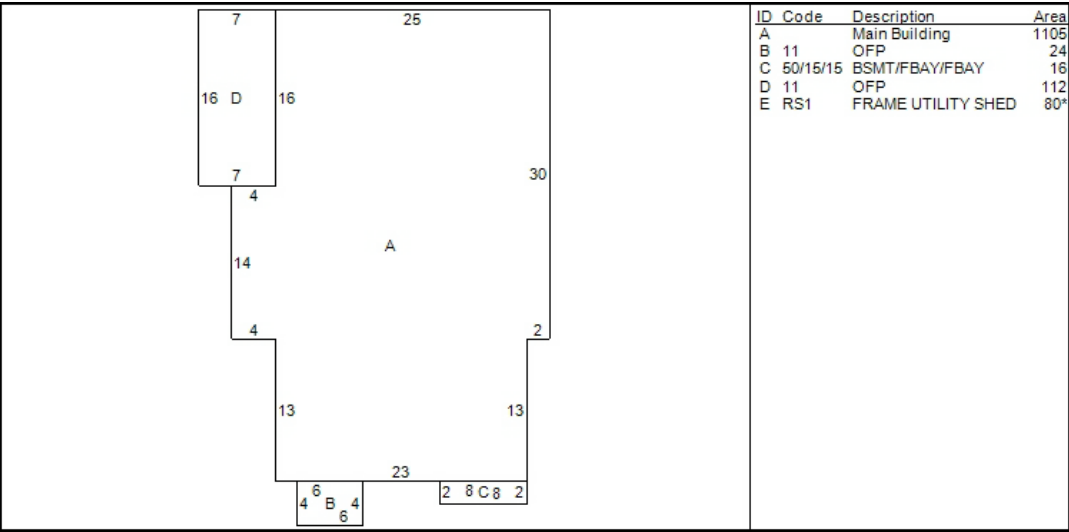
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/10/13	B57963	8,000	BLDG Strip/Reroof	100
03/04/13	O57094	0	BLDG Occupancy	100
09/06/12	57094	15,000	BLDG Wndw s/Roof	100
12/19/00	33961	6,750	BLDG Strip 2 Lyrs, R	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/15/13	235,000	Land + Bldg	Valid Sale	42803/35		
07/20/12	135,000	Land + Bldg	Court Order/Decree	41680/55		
08/17/10		Land + Bldg	Transfer Of Convenience	38855/38		
08/29/06		Land + Bldg	Transfer Of Convenience	33270/229		

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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1895
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Blue	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<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>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	10		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	Yes
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>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	412,184	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	23,441	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	10,094	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	455,510	<b>Additions</b>	15,690
<b>Ground Floor Area</b>	1,105		
<b>Total Living Area</b>	2,242	<b>Dwelling Value</b>	326,350

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	1995	C	A	380

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,180	
2	50	15	15		11,220	
3		11			3,290	