

Situs : 47 LEAVITT ST

Parcel ID: 061-093

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

SHEFFIELD ANTWAIN G
47 LEAVITT ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3
Neighborhood 120
Alternate ID 15
Vol / Pg 27583/199
District
Zoning R3
Class Residential

Property Notes



061-093 03/24/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,299		75,930

Total Acres: .1216
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,900	75,900	0	71,700
Building	396,200	464,100	0	352,200
Total	472,100	540,000	0	423,900

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
10/25/06	BM	Not At Home	Other
02/01/05	BM	Estimated For Misc Reason	Other
06/08/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/02/06	45824	650	BLDG 1 Entry Dr Gar	0
02/04/04	41236	7,100	BLDG Dormer,Deck,Sta	100
11/12/03	L	0	BLDG Lgus	100
08/15/00	33289	2,700	BLDG Roof Rep 1/2 S	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/27/18	451,000	Land + Bldg	Valid Sale	50100/136	Quit Claim	SHEFFIELD ANTWAIN G
02/20/04	340,000	Land + Bldg	Change After Sale (Physical)	27583/199		SHEFFIELD ANTWAIN G
03/18/02		Land + Bldg	Transfer Of Convenience	21732/255		
12/07/01		Land + Bldg	Transfer Of Convenience	21080/50		
08/24/00	154,900	Land + Bldg	Valid Sale	18816/89		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1900
Story height	2.5	Eff Year Built	1970
Attic	None	Year Remodeled	2015
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	474,934	% Good	76
Plumbing	19,574	% Good Override	
Basement	21,740	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	516,250	Additions	24,550
Ground Floor Area	988		
Total Living Area	2,502	Dwelling Value	456,140
Building Notes			

Outbuilding Data												
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value				
Det Garage	1 x	400	400	1	1925	C	G	7,930				
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		11			1,820	5		31	31		2,280	
2	50	15	15		13,760							
3		11	11	31	5,550							
4		31			1,140							