


<b>Situs : 40 BROOK ST</b>	<b>Parcel ID: 062-034</b>	<b>Class : Two-Family</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
J ROD LLC PO BOX 3522 BROCKTON MA 02304-3522	Living Units 2 Neighborhood 120 Alternate ID 26 BARTLETT Vol / Pg 40034/210 District Zoning R3 Class Residential

Property Notes



062-034 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,265		72,980
Total Acres: .075 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,000	73,000	0	69,600
Building	338,300	341,900	0	239,600
Total	411,300	414,900	0	309,200
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/08/14	B60298	5,000	BLDG Strip/Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/17/11		Land + Bldg	Transfer Of Convenience	40034/210		
07/01/90	145,000	Land + Bldg	Valid Sale			

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### Dwelling Information

Style	Two Family	Year Built	1890
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

## 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	Steam	Pre-Fab 1

### Room Detail

Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

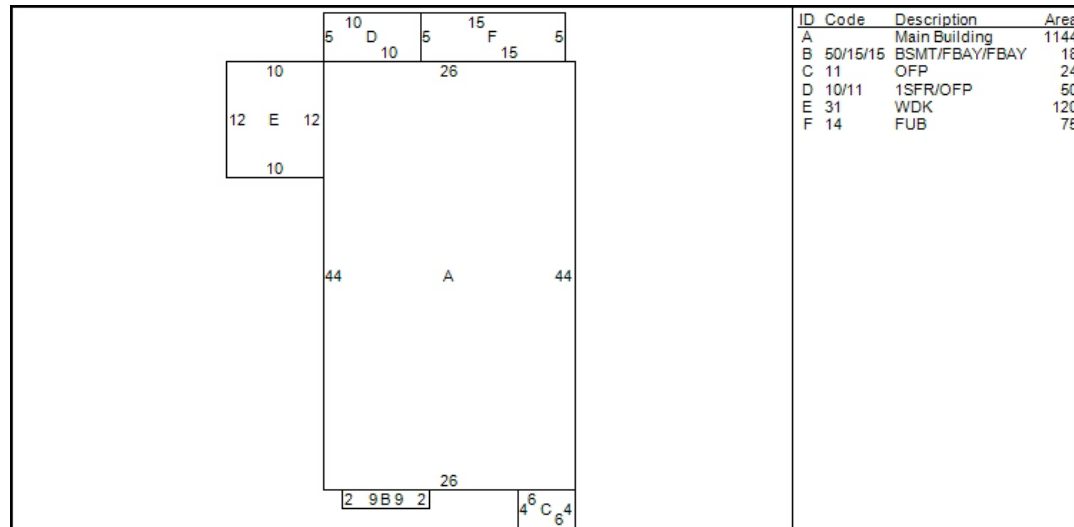
## Grade & Depreciation

Grade	C	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

## Dwelling Computations

Base Price	390,748	% Good	62
Plumbing	9,062	% Good Override	
Basement	22,222	Functional	
Heating	0	Economic	
Attic	38,276	% Complete	
Other Features	3,416	C&D Factor	10
		Adj Factor	1
Subtotal	463,720	Additions	25,670
Ground Floor Area	1,144		
Total Living Area	2,832	Dwelling Value	341,930

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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## 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	50	15	15		11,040	5		14			930
2		11			1,120						
3		10	11		10,660						
4		31			1,920						