

<b>Situs : 80 BROOK ST</b>	<b>Parcel ID: 062-056</b>	<b>Class : Two-Family</b>	Card: 1 of 1	Printed: October 27, 2020
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<b>CURRENT OWNER</b>  JEAN LOUIS MARIE 80 BROOK ST BROCKTON MA 02301	<b>GENERAL INFORMATION</b>  Living Units 2 Neighborhood 120 Alternate ID 8 Vol / Pg 51280/317 District Zoning R3 Class Residential
<b>Property Notes</b>	



062-056 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,017		76,970
Total Acres: .1381 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,000	77,000	0	72,500
Building	255,900	217,200	0	207,400
Total	332,900	294,200	0	279,900
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
04/20/18	CP	Field Review	Other

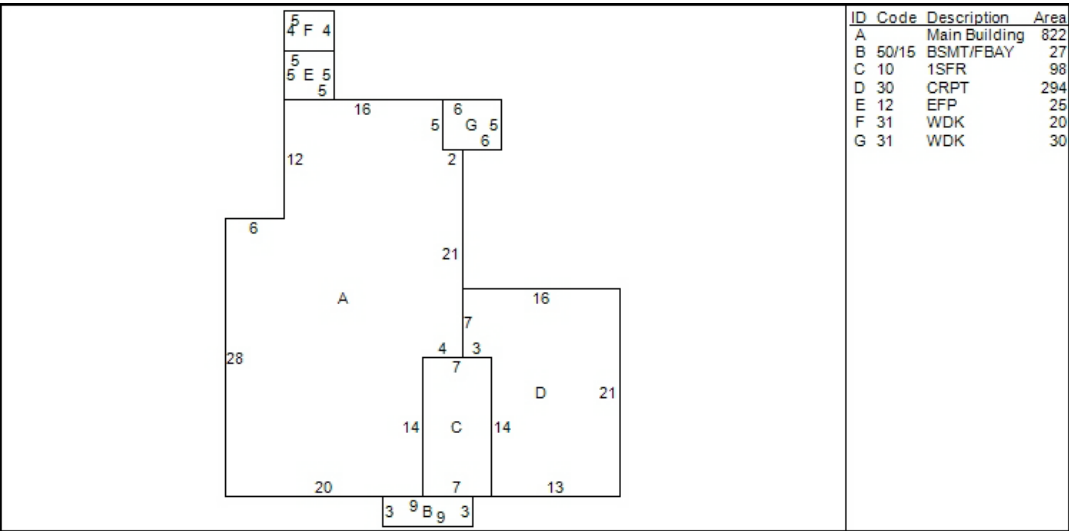
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/18/17	66196	10,000	SIDING	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/25/19	355,000	Land + Bldg	Valid Sale	51280/317	Quit Claim	JEAN LOUIS MARIE
12/15/16	176,000	Land + Bldg	Valid Sale	47884/265	Quit Claim	JEAN MURIELLE CORINNE
02/28/03	229,900	Land + Bldg	Valid Sale	24348/86		

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Dwelling Information			
Style	Tw o Family	Year Built	1880
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
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	Good	Functional	
CDU	AVERAGE	Economic	90
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	285,684	% Good	62
Plumbing	9,062	% Good Override	
Basement	17,872	Functional	
Heating	0	Economic	90
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	312,620	Additions	25,280
Ground Floor Area	822		
Total Living Area	1,564	Dwelling Value	217,170

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
Complex Name	
Condo Model	C+
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			6,860	5		31			500	
2		10			12,560	6			31		610	
3		30			3,350							
4		12			1,400							