

Situs : 465 WARREN AV	Parcel ID: 063-042	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
-----------------------	--------------------	---------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
ANDRADE MANUEL A & MARIA E ANDRADE 207 WINTHROP ST BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 56 Vol / Pg 16132/249 District Zoning R3 Class Residential
Property Notes	



063-042 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,980			76,920
Total Acres: .1373 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,900	76,900	0	72,400
Building	470,200	557,400	0	420,800
Total	547,100	634,300	0	493,200
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
08/13/20	GL	Field Review	Other
01/03/05	FAB	Entry & Sign	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/08/08	50831	4,800	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/27/95		Land + Bldg		13855/00032	Foreclosure	

Situs : 465 WARREN AV

Parcel Id: 063-042

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

Dwelling Information

Style	3 Fam Slope	Year Built	1890
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	None	Stacks
Fuel Type	Gas	Openings
System Type	Hot Water	Pre-Fab

Room Detail

Bedrooms	7	Full Baths	4
Family Rooms		Half Baths	
Kitchens	3	Extra Fixtures	
Total Rooms	16		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

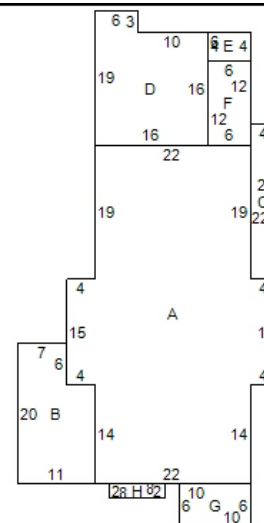
Grade & Depreciation

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

Dwelling Computations

Base Price	534,854	% Good	62
Plumbing	29,361	% Good Override	
Basement	24,482	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	588,700	Additions	155,870
Ground Floor Area	1,176		
Total Living Area	4,108	Dwelling Value	557,360

Building Notes



ID	Code	Description	Area
A		Main Building	1176
B	10	1SFR	196
C	10	1SFR	88
D	10/10	1SFR/1SFR	274
E	35	STP	24
F	10/10/10	1SFR/1SFR/1SFR	72
G	50/15/15	BSMT/FBAY/FBAY	60
H	11	OPF	16

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
------	--------	--------	------	-----	--------	-------	-----------	-------

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		10			23,870	5		10	10	10	35,400
2		10			14,140	6	50	15	15		23,310
3		10	10		58,030	7		11			930
4		35			190						