

<b>Situs : 44 W PARK ST</b>	<b>Parcel ID: 063-080</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
CARDOSO APOLO N AND MARIA A CARDOSO 44 W PARK ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 14 PARK Vol / Pg 18503/287 District Zoning R3 Class Residential

Property Notes



063-080 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,198		75,790
Total Acres: .1193 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,800	75,800	0	71,600
Building	189,200	189,700	0	172,600
Total	265,000	265,500	0	244,200
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
03/12/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/14/10	53219	600	BLDG Replc Frnt Porc	0
08/20/97	27910	700	BLDG Cov 6 Sq Of Roo	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/09/00	77,000	Land + Bldg	Outlier-Written Desc Needed	18503/287		
03/22/00	53,000	Land + Bldg	Sold Twice In Same Year	18369/166		
11/23/99	63,000	Land + Bldg	Valid Sale	18066/71		
02/26/99	55,000	Land + Bldg	Sold Twice In Same Year	17185/317		
08/29/97	31,300	Land + Bldg	Transfer Of Convenience	15446		
09/01/82	2,500	Land + Bldg	Family Sale			

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Dwelling Information			
<b>Style</b>	Bungalow	<b>Year Built</b>	1909
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<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>	Gas	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes

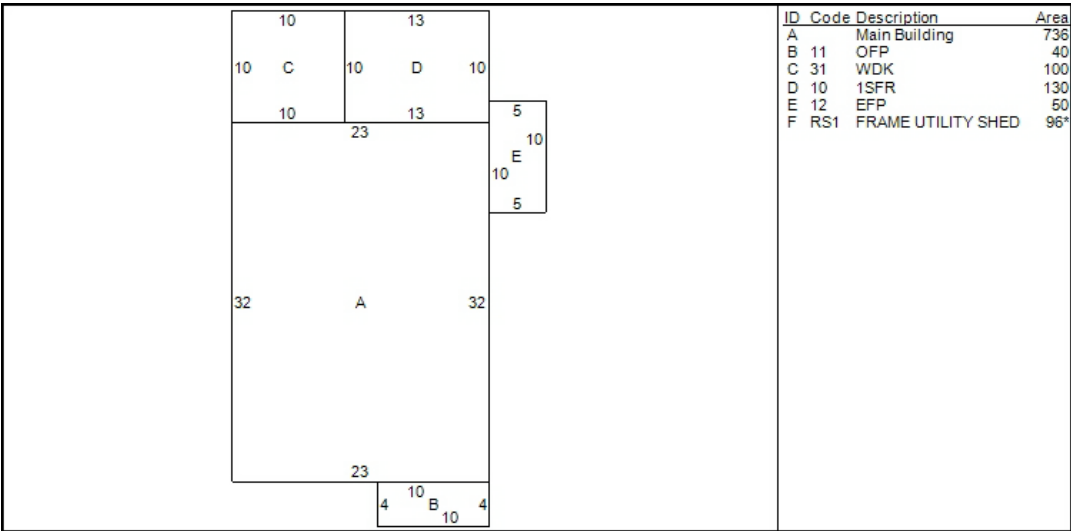
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

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>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	267,266	<b>% Good</b>	62
<b>Plumbing</b>	9,062	<b>% Good Override</b>	
<b>Basement</b>	16,720	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	293,050	<b>Additions</b>	7,690

<b>Ground Floor Area</b>	736	<b>Dwelling Value</b>	189,380
<b>Total Living Area</b>	1,234		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 12		96	1	1990	C	A	350

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			620
2		31			930
3		10			5,210
4		12			930