

Situs : 197 FOREST AV

Parcel ID: 065-091

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

MONTEIRO MANUEL F
FELISANGELA MONTEIRO
197 FOREST AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 120
Alternate ID 128
Vol / Pg 48440/114
District
Zoning R2
Class Residential

Property Notes



065-091 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 1,388			1,010

Total Acres: .1926
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/25/20	AW	Field Review	Other
08/19/20	CP	Field Review	Other
10/20/06	BM	Not At Home	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,400	79,400	0	74,200
Building	235,100	245,600	0	201,200
Total	314,500	325,000	0	275,400

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/20/19	BP-19-842	7,000	REMODEL	100
07/20/06	46880	6,985	BLDG	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/18/17	274,000	Land + Bldg	Valid Sale	48440/114 9541/325	Quit Claim	MONTEIRO MANUEL F

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Dwelling Information			
Style	Colonial	Year Built	1930
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		

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	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

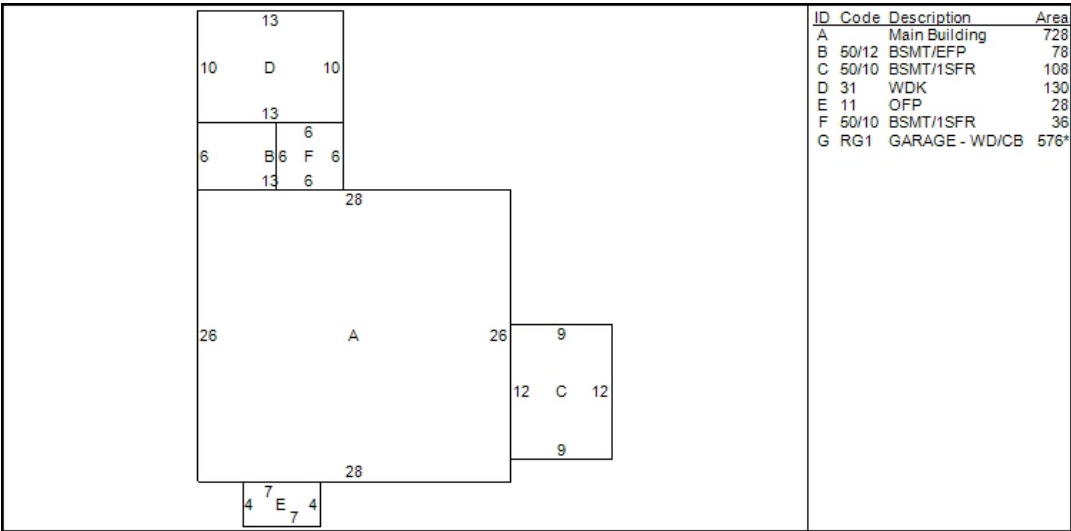
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	315,279	% Good	65
Plumbing		% Good Override	
Basement	17,930	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	343,340	Additions	12,360

Ground Floor Area	728		
Total Living Area	1,600	Dwelling Value	235,530

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	576	576	1	1930	C	G	10,080

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	12			2,340	5	50	10			2,340	
2	50	10			5,850							
3		31			1,370							
4		11			460							