

Situs : 29 MENLO ST	Parcel ID: 069-013	Class : Two-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
SAMUELS DALE 29 MENLO ST BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 106 Vol / Pg 48375/300 District Zoning R2 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,144		75,710
Total Acres: .1181 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,700	75,700	0	71,600
Building	287,100	300,600	0	255,100
Total	362,800	376,300	0	326,700
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
08/26/20	AW	Field Review	Other
05/08/19	CP	Field Review	Other
02/14/05	BM	Estimated For Misc Reason	Other

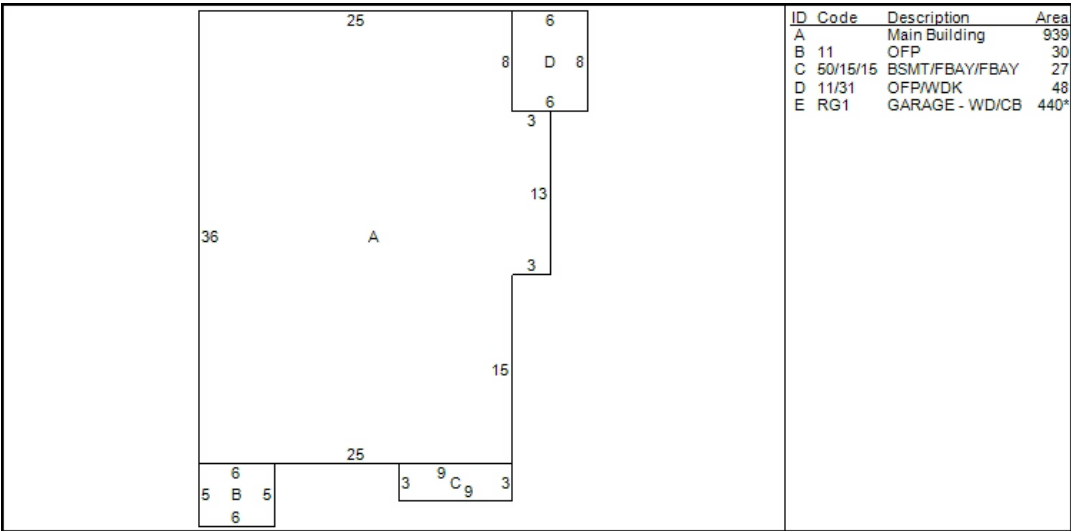
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/22/20	1731	1,200	REMODEL	
04/02/08	49949	10,000	BLDG Enlg 2 Bthrms	0
06/03/04	41932	1,000	BLDG Replc Flor Jois	100
06/19/02	36995	4,500	BLDG 10 Winds, V Sid	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/01/17	344,000	Land + Bldg	Valid Sale	48375/300		SAMUELS DALE
12/28/12	1	Land + Bldg	Transfer Of Convenience	42467/347		
03/31/08	167,000	Land + Bldg	Valid Sale	35788/210		
06/20/07	340,808	Land + Bldg	Repossession	34697/279		
11/16/04		Land + Bldg	Transfer Of Convenience	29473/312		
11/05/04	340,000	Land + Bldg	Valid Sale	29421/248		
06/06/02	163,500	Land + Bldg	Valid Sale	22215/279		

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	341,956	% Good	62
Plumbing	9,062	% Good Override	
Basement	19,447	Functional	
Heating	0	Economic	
Attic	33,497	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	403,960	Additions	17,610
Ground Floor Area	939		
Total Living Area	2,308	Dwelling Value	293,110

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	440	440	1	1925	C	A	7,480

Condominium / Mobile Home Information	
Complex Name	
Condo Model	B-
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,240	
2	50	15	15		13,700	
3		11	31		2,670	