

Situs : 28 MYRTLE ST	Parcel ID: 069-024	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
GONCALVES IRACEMA 288 GRAFTON ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 4-1 Vol / Pg 29174/338 District Zoning R2 Class Residential

Property Notes



069-024 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,454		73,260
Total Acres: .0793 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,300	73,300	0	69,800
Building	151,800	132,700	0	130,500
Total	225,100	206,000	0	200,300
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

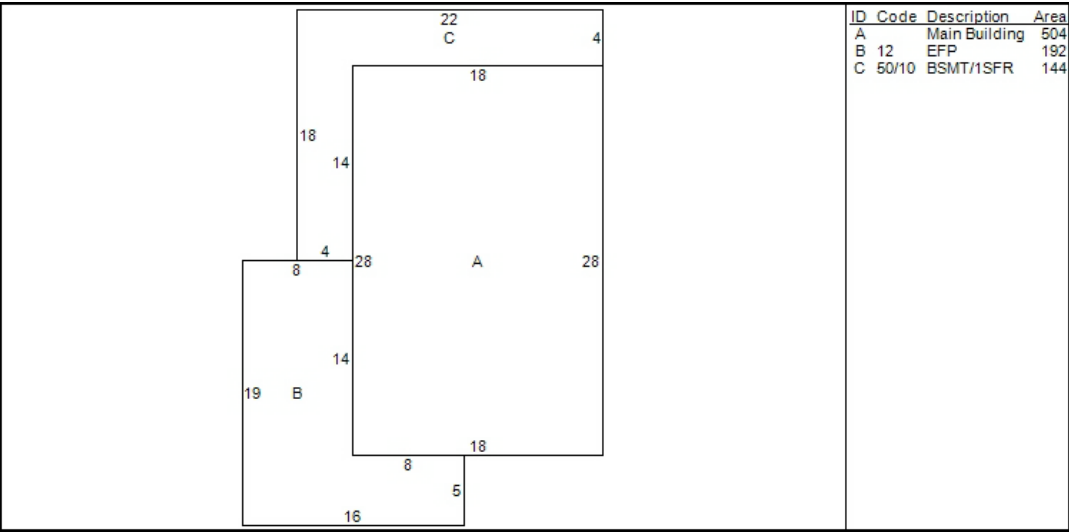
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/13/15	B61856	800	BLDG Drs/Floors	100
03/29/10	52930	2,500	BLDG Repair Frnt Por	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/30/04		Land + Bldg	Transfer Of Convenience	29174/338		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
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	Steam	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	156,164	% Good	62
Plumbing		% Good Override	
Basement	14,654	Functional	
Heating	0	Economic	
Attic	25,240	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	196,060	Additions	11,100
Ground Floor Area	504		
Total Living Area	850	Dwelling Value	132,660

Building Notes



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	
1		12			3,910	
2	50	10			7,190	