

Situs : 52 MYRTLE ST

Parcel ID: 069-034

Class : Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

CRUZ MARIA E
MARVIN A CRUZ ETAL
52 MYRTLE ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 120
Alternate ID 8
Vol / Pg 46633/281
District
Zoning R2
Class Residential

Property Notes



069-034 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,425		76,120

Total Acres: .1245
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	76,100	76,100	0	71,900
Building	290,500	274,700	0	244,500
Total	366,600	350,800	0	316,400

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/26/20	AW	Field Review	Other
12/20/16	HP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/16/16	64641	1,600	ROOF/NEW	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/29/16	100	Land + Bldg	Family Sale	46633/281	Quit Claim	CRUZ MARIA E
10/19/15	205,000	Land + Bldg	Valid Sale	46168/63		CRUZ MARIA E
03/06/09	181,000	Land + Bldg	Valid Sale	36899/70		
01/13/09	102,000	Land + Bldg	Repossession	36681/29		
08/03/06	370,000	Land + Bldg	Valid Sale	33141/51		
01/29/98	94,000	Land + Bldg	Valid Sale	15842/19		

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Dwelling Information			
Style	Two Family	Year Built	1882
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Yellow	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	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

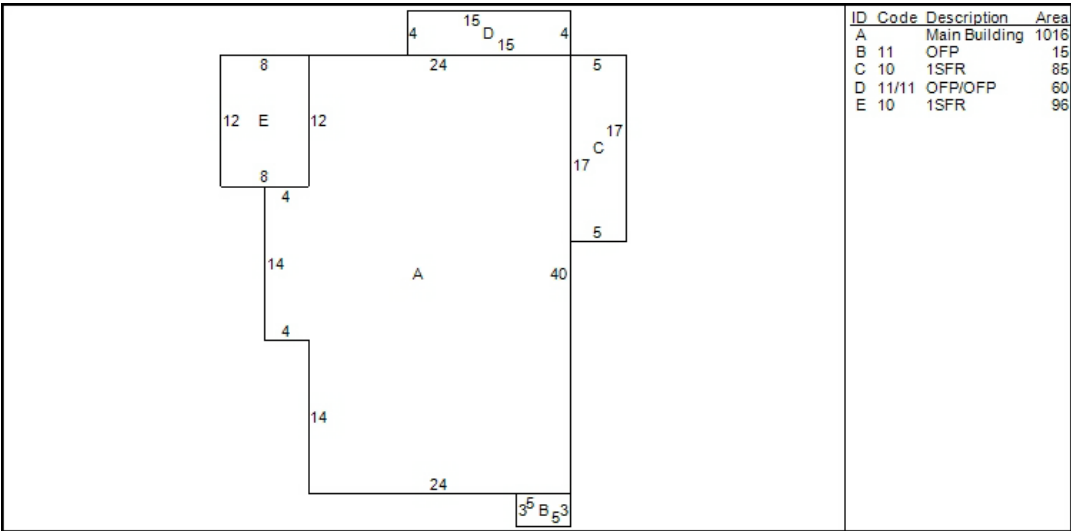
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	327,785	% Good	62
Plumbing	9,062	% Good Override	
Basement	20,506	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	357,350	Additions	31,010

Ground Floor Area	1,016	Dwelling Value	274,730
Total Living Area	1,705		

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		11			810	
2		10			12,770	
3		11	11		3,600	
4		10			13,830	