

Situs : 59 MYRTLE ST		Parcel ID: 069-042		Class : Tw o-Family		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
VOLCY VESTON MARIE GUERDY ELICE VOLCY ETAL 59 MYRTLE ST BROCKTON MA 02301			Living Units 2 Neighborhood 120 Alternate ID 75 Vol / Pg 49743/145 District Zoning R2 Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	6,025		76,990					
Total Acres: .1383 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	77,000	77,000	0	72,500					
Building	357,200	401,800	0	317,600					
Total	434,200	478,800	0	390,100					
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					
09/12/06	47232	0	BLDG V Side, 16 Wind	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/30/18	425,000	Land + Bldg	Valid Sale	49743/145	Quit Claim	VOLCY VESTON			
12/27/16	355,000	Land + Bldg	Valid Sale	47934/60	Quit Claim	ALVARADO JUAN L			
05/20/08		Land + Bldg	Transfer Of Convenience	35984/239					
08/31/06	220,000	Land + Bldg	Sale After Foreclosure	33288/207					
04/18/06	262,800	Land + Bldg	Repossession	32527/230					



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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	1970
Attic	None	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	Gas	Openings
System Type	Hot Water	Pre-Fab

Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type	Typical	Bath Type	Typical
Kitchen Remod	Yes	Bath Remod	Yes

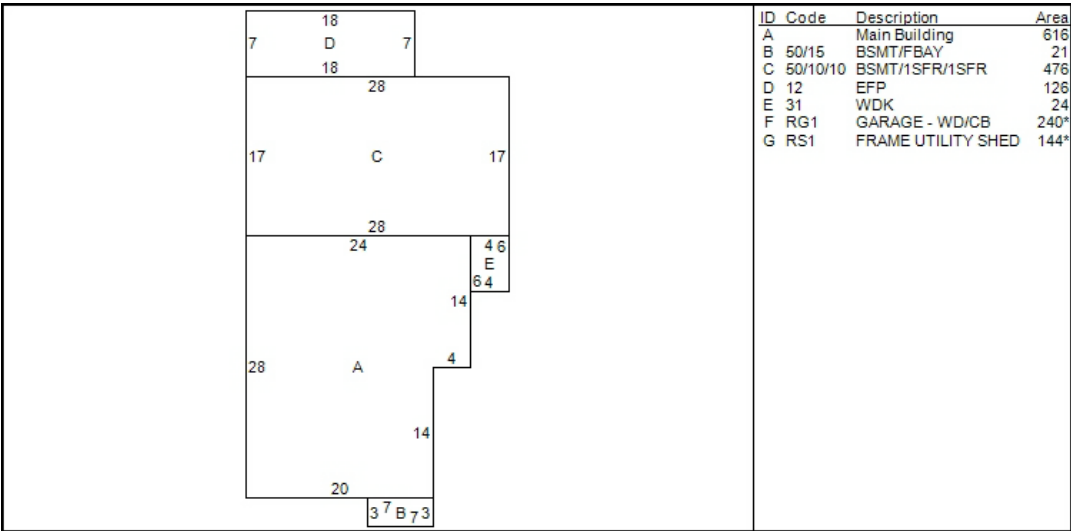
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	286,697	% Good	76
Plumbing	9,787	% Good Override	
Basement	16,305	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	312,790	Additions	134,080

Ground Floor Area	616		
Total Living Area	2,205	Dwelling Value	395,570

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	240	240	1	1925	C	G	5,980
Frame Shed	1 x	144	144	1	1925	C	P	270

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	50	15			8,820	
2	50	10	10		117,880	
3			12		6,540	
4		31			840	