

<b>Situs : 148 MARKET ST</b>	<b>Parcel ID: 074-024</b>	<b>Class : Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LEE JOANA LOPES SAMIRA D RODRIGUES 148 MARKET ST BROCKTON MA 02301	Living Units 2 Neighborhood 70 Alternate ID 18-1 Vol / Pg 31392/036 District Zoning R1C Class Residential
Property Notes	



074-024 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,829			78,150
Total Acres: .1568 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,200	78,200	0	73,300
Building	329,000	335,700	0	262,800
Total	407,200	413,900	0	336,100
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
08/18/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/29/05	44834	9,700	BLDG Roof & Siding	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/23/05	1	Land + Bldg	Transfer Of Convenience	31392/036		
10/14/03		Land + Bldg	Transfer Of Convenience	26788/184		
09/19/97	85,000	Land + Bldg		15495		

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### Dwelling Information

Style	Two Family	Year Built	1900
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

## Basement

Basement	Full	# Car	Bsmt 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	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

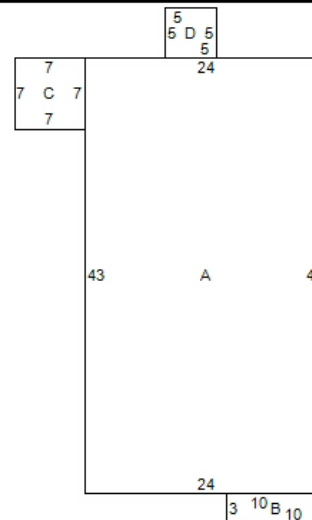
## Grade & Depreciation

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

## Dwelling Computations

Base Price	393,428	% Good	62
Plumbing	9,787	% Good Override	
Basement	22,375	Functional	
Heating	0	Economic	
Attic	38,539	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	464,130	Additions	19,150
Ground Floor Area	1,032		
Total Living Area	2,537	Dwelling Value	335,680

## Building Notes



ID	Code	Description	Area
A		Main Building	1032
B	50/15/15	BSMT/FBAY/FBAY	30
C	11	OFF	49
D	12	FFP	25

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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## 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	15		15,620
2		11			1,860
3		12			1,670