

Situs : 149 KEITH AV		Parcel ID: 076-042		Class : Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
EMANUEL ROBERT F LORRAINE D EMANUEL 149 KEITH AV BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 41 Vol / Pg 19579/261 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	7,000			78,400				
	SF	1,488			1,090				
Total Acres: .1949 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		79,500	79,500	0	74,300				
Building		218,000	204,900	0	219,800				
Total		297,500	284,400	0	294,100				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
05/03/13	B58109	3,475	BLDG	Roof,Wndw s,Sid	100				
04/22/02	36535	1,300	BLDG	12 X 14 Deck	100				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/30/01	159,000	Land + Bldg	Valid Sale	19579/261					
08/14/98	115,258	Land + Bldg	Change After Sale (Physical)	16505/77					
11/01/91	103,000	Land + Bldg	Valid Sale						

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Dwelling Information			
Style	F To B Splt	Year Built	1990
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	476	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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

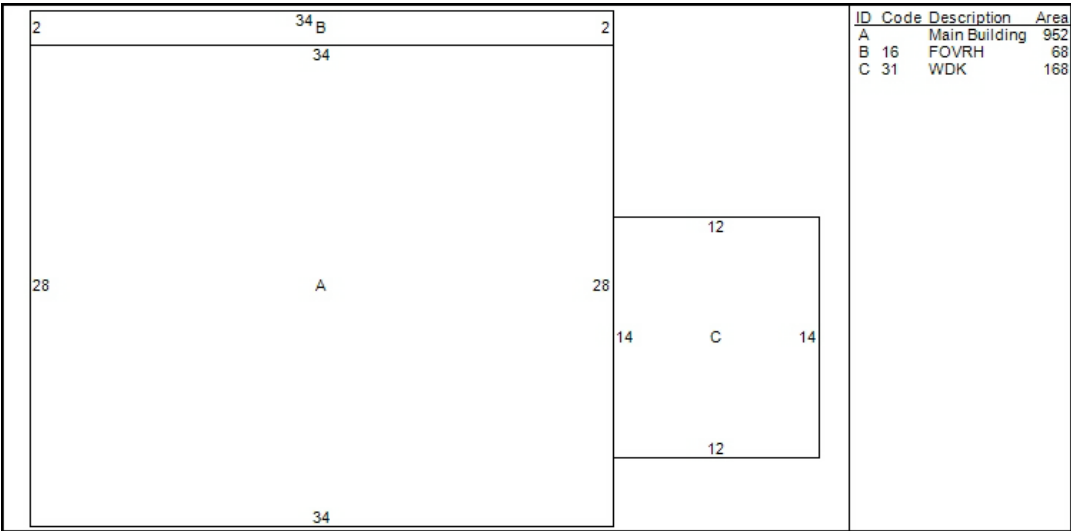
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	209,251	% Good	82
Plumbing		% Good Override	
Basement	9,818	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	23,496	C&D Factor	
		Adj Factor	1
Subtotal	242,570	Additions	5,980

Ground Floor Area	952	Dwelling Value	204,890
Total Living Area	1,496		

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		16			3,850	
2		31			2,130	