


Situs : 141 BROOKSIDE AV		Parcel ID: 077-024		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION			<div></div> <div>077-024 03/23/2020</div>			
ALMEIDA MICHAEL E 141 BROOKSIDE AVE BROCKTON MA 02301			Living Units 2 Neighborhood 120 Alternate ID 34 Vol / Pg 50921/130 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary		SF 7,000			78,400				
Residual		SF 363			260				
Total Acres: .169 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,700	78,700	0	73,700				
Building		388,300	462,800	0	313,300				
Total		467,000	541,500	0	387,000				
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						
08/31/20	AW	Field Review	Other						
10/26/06	BM	Not At Home	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
05/25/06	46509	12,000	BLDG V Side, 25 Wind	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/21/19	1	Land + Bldg	Court Order/Decree	50921/130	Unit Deed	ALMEIDA MICHAEL E			
05/22/15		Land + Bldg	Transfer Of Convenience	45575/106		DECOSTA THOMAS A			

Situs : 141 BROOKSIDE AV

Parcel Id: 077-024

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style

Tw o Family

Year Built

1920

Story height

2

Eff Year Built

1980

Attic

Unfin

Year Remodeled

Exterior Walls

Al/V vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

White

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Stacks

1

Fuel Type

Oil

Openings

2

System Type

Steam

Pre-Fab

Room Detail

Bedrooms

4

Full Baths

2

Family Rooms

1

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

Good

Functional

CDU

AVERAGE

Economic

Cost & Design

10

% Good Ovr

% Complete

Dwelling Computations

Base Price

401,465

% Good

80

Plumbing

9,787

% Good Override

Basement

22,832

Functional

Heating

0

Economic

Attic

9,832

% Complete

Other Features

12,895

C&D Factor

10

Adj Factor

1

Subtotal

456,810

Additions

52,400

Ground Floor Area

1,064

Total Living Area

2,412

Dwelling Value

454,390

ID	Code	Description	Area
A		Main Building	1064
B	12	EFP	64
C	10	1SFR	224
D	10	1SFR	60
E	RG1	GARAGE - WD/CB	440*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	440	440	1	1925	C	G	8,420

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			4,160
2		10			33,840
3		10			14,400

Building Notes