

Situs : 16 ESSEX ST	Parcel ID: 084-042	Class : Tw o-Family	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	---------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
MOR GEORGE E PO BOX 141 BROCKTON MA 02303	Living Units 2 Neighborhood 90 Alternate ID 4-1 Vol / Pg 11239/00112 District Zoning R3 Class Residential
Property Notes	



084-042 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	3,738			73,670
Total Acres: .0858 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,700	73,700	0	70,100
Building	267,100	248,900	0	217,700
Total	340,800	322,600	0	287,800
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
08/13/20	GL	Field Review	Other
08/28/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/89	149,900	Land + Bldg	Valid Sale			
02/01/87	110,000	Land + Bldg	Valid Sale			

Situs : 16 ESSEX ST	Parcel Id: 084-042	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	-------------------	--------------	---------------------------

Dwelling Information			
Style	Two Family	Year Built	1894
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10	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	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	396,106	% Good	45
Plumbing	9,787	% Good Override	
Basement	22,527	Functional	
Heating	10,799	Economic	
Attic	9,700	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	448,920	Additions	26,650
Ground Floor Area	1,042		
Total Living Area	2,230	Dwelling Value	248,860
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1042</td> </tr> <tr> <td>B</td> <td>10/10</td> <td>1SFR/1SFR</td> <td>49</td> </tr> <tr> <td>C</td> <td>50/15/15</td> <td>BSMT/FBAY/FBAY</td> <td>24</td> </tr> <tr> <td>D</td> <td>31</td> <td>WDK</td> <td>207</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1042	B	10/10	1SFR/1SFR	49	C	50/15/15	BSMT/FBAY/FBAY	24	D	31	WDK	207
ID	Code	Description	Area																			
A		Main Building	1042																			
B	10/10	1SFR/1SFR	49																			
C	50/15/15	BSMT/FBAY/FBAY	24																			
D	31	WDK	207																			
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		10	10		14,130																	
2	50	15	15		10,220																	
3			31		2,300																	