

Situs : 60 TREMONT ST

Parcel ID: 084-069

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

SMITH CARL KAREEM
CARL A SMITH
C/O CARL KAREEM SMITH
60 TREMONT ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 90
Alternate ID 9
Vol / Pg 44232/63
District
Zoning R3
Class Residential

Property Notes



084-069 03/24/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	3,770			73,720

Total Acres: .0865
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	73,700	73,700	0	70,100
Building	287,200	270,000	0	228,500
Total	360,900	343,700	0	298,600

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
04/18/19	CP	Field Review	Other
02/09/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/20/18	290,000	Land + Bldg	Valid Sale	50654/59	Quit Claim	SMITH CARL KAREEM
04/15/14		Land + Bldg	Transfer Of Convenience	44232/63		SMITH CARL KAREEM
06/22/09	64,500	Land + Bldg	Sale After Foreclosure	37383/345		
02/28/08	196,200	Land + Bldg	Repossession	35654/201		
04/23/04	300,000	Land + Bldg	Valid Sale	28025/1		
04/07/00	112,000	Land + Bldg	Valid Sale	18420/139		

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Dwelling Information			
Style	Two Family	Year Built	1900
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

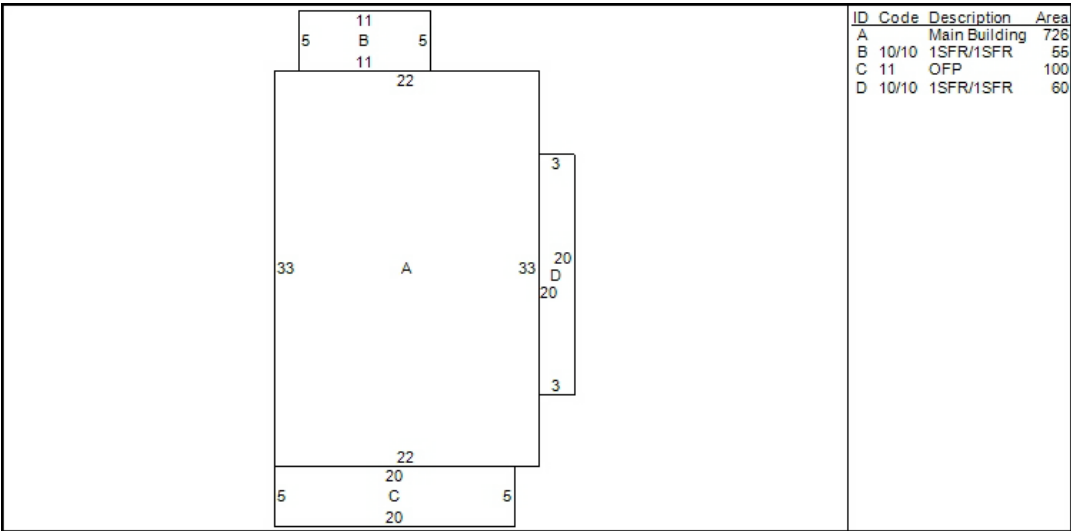
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	291,510	% Good	62
Plumbing	9,062	% Good Override	
Basement	16,578	Functional	
Heating	0	Economic	
Attic	17,847	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	335,000	Additions	41,540

Ground Floor Area	726		
Total Living Area	1,900	Dwelling Value	270,010

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		10	10		18,850	
2		11			2,850	
3		10	10		19,840	