

Situs : 981 WARREN AV

Parcel ID: 085-024

Class: Tw o-Fam ily

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ROCHA JA SIRA
C/O JOSE V MENDES
981 WARREN AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	2
Neighborhood	90
Alternate ID	23-1
Vol / Pg	44665/36
District	
Zoning	R3
Class	Residential

Property Notes



085-024 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,845			78,180

Total Acres: .1571
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,200	78,200	0	73,300
Building	353,600	385,500	0	297,100
Total	431,800	463,700	0	370,400

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/13/20	GL	Field Review	Other
02/08/01	BM	Unimproved	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/22/20	1720	5,000	EXTERIOR R W S	
08/05/14	B60507	3,000	BLDG Stairs + Insula	100
10/20/08	50900	5,500	BLDG Roof Repair	0
12/04/03	41041	1,100	BLDG H/C Ramp Side D	100
04/26/02	36594	5,000	BLDG Redo Bthrm, F D	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/22/14	250,000	Land + Bldg	Valid Sale	44665/36		ROCHA JASIRA
02/14/14	110,000	Land + Bldg	Sold Twice In Same Year	44080/278		
03/29/04		Land + Bldg	Transfer Of Convenience	27822/101		
05/31/00	165,400	Land + Bldg	Valid Sale	18569/258		

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Class: Two-Family

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Dwelling Information

Style	Tw o Family	Year Built	1876
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Gray	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	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

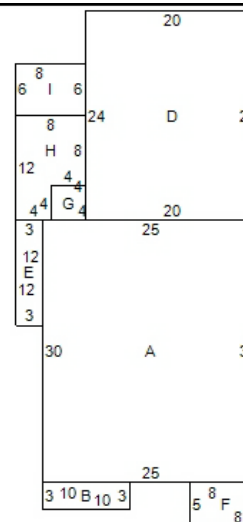
Grade & Depreciation

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

Dwelling Computations

Base Price	321,083	% Good	62
Plumbing	9,787	% Good Override	
Basement	18,260	Functional	
Heating	0	Economic	
Attic	19,658	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	368,790	Additions	126,920
Ground Floor Area	750		
Total Living Area	2,544	Dwelling Value	378,440

Building Notes



ID	Code	Description	Area
A		Main Building	750
B	50/15	BSMT/FBAY	30
C	50/15	BSMT/FBAY	33
D	50/10/17	BSMT/1SFR/.50FR	480
E	50/15	BSMT/FBAY	36
F	12/11	EPF/OPF	40
G	11/12	OPF/EPF	16
H	11/11	OPF/OPF	80
I	11	OPF	48
J	RG1	GARAGE - WD/CB	400*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	7,050

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	Line #	Low	1st	2nd	3rd	Value
1	50	15			8,740	5		12	11		3,600
2	50	15			9,180	6		11	12		1,800
3	50	10	17		87,300	7		11	11		4,770
4	50	15			9,670	8		11			1,860