

Situs : 977 WARREN AV	Parcel ID: 085-097	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SPRISSLER HELEN MARIE BARBARA I SPRISSLER ET AL 977 WARREN AV BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 23 Vol / Pg 26072/347 District Zoning R3 Class Residential

Property Notes
NEWER WINDOWS/SIDING



085-097 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,915			78,280
Total Acres: .1587 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,300	78,300	0	73,400
Building	305,600	354,600	0	255,900
Total	383,900	432,900	0	329,300
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
08/14/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/05/03		Land + Bldg	Transfer Of Convenience	26072/347		

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Dwelling Information

Style	Colonial	Year Built	1906
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	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	Hot Water	Pre-Fab	

Room Detail

Bedrooms	7	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	1
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

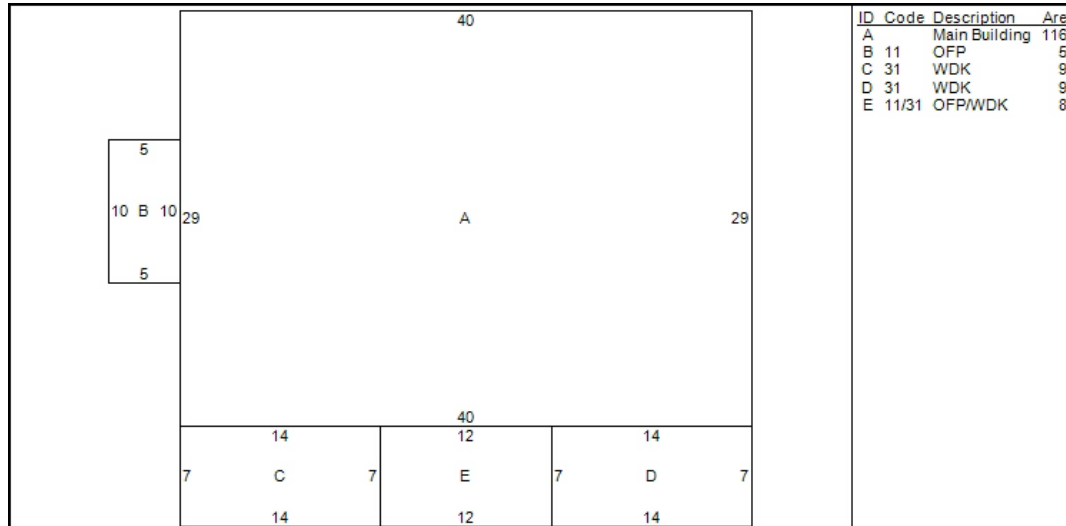
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	529,861	% Good	62
Plumbing	9,787	% Good Override	
Basement	24,254	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	563,900	Additions	5,020
Ground Floor Area	1,160		
Total Living Area	2,900	Dwelling Value	354,640

Building Notes

ID	Code	Description	Area
A		Main Building	1160
B	11	OFP	50
C	31	WDK	98
D	31	WDK	98
E	11/31	OFP/WDK	84



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		11			810
2		31			990
3		31			990
4		11	31		2,230