

**Situs : 13 SHEPPARD ST**

**Parcel ID: 087-013**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

DIEUJUSTE FRANCIS  
13 SHEPPARD ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	3
Neighborhood	90
Alternate ID	6
Vol / Pg	46965/67
District	
Zoning	C2
Class	Residential

## Property Notes



087-013 03/22/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
SF	5,470			76,180

Total Acres: .1256  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/14/20	GL	Field Review	Other
06/04/01	FAB	Estimated For Misc Reason	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	76,200	76,200	0	71,900
Building	391,700	430,900	0	335,700
Total	467,900	507,100	0	407,600

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/19/00	32526	22,000	BLDG Rep Fire Damage	100
06/12/98	29043	600	BLDG Rails/Joist Of p	100

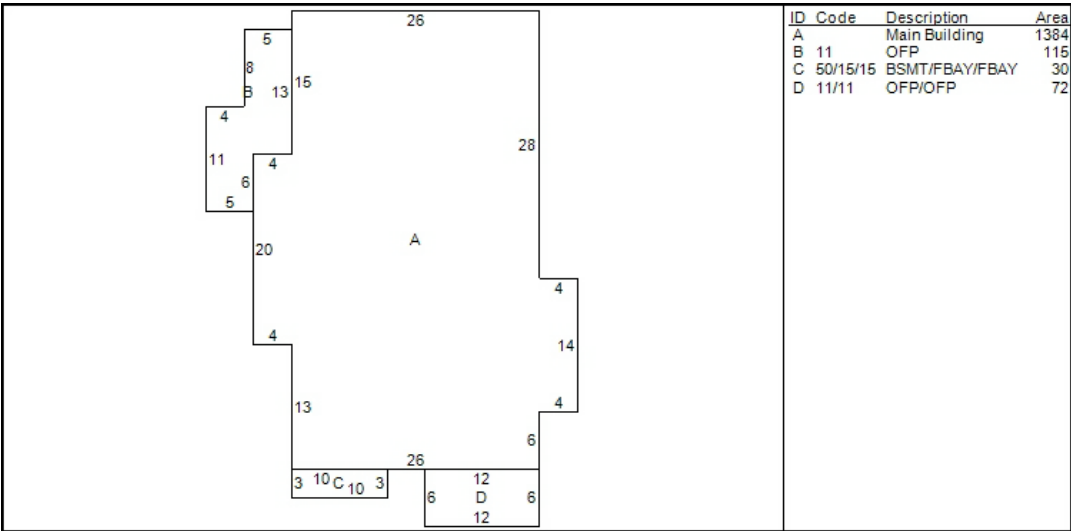
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/24/16	393,900	Land + Bldg	Valid Sale	46965/67	Quit Claim	DIEUJUSTE FRANCIS
09/17/02	279,900	Land + Bldg	Valid Sale	22873/236		
12/01/00	177,500	Land + Bldg	Valid Sale	19124/18		
08/01/88	199,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	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	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	8	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	16	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	556,370	% Good	62
Plumbing	18,124	% Good Override	
Basement	25,467	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	21,700
Subtotal	599,960		
Ground Floor Area	1,384		
Total Living Area	3,520	Dwelling Value	430,880

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		11			3,100	
2	50	15	15		14,510	
3		11	11		4,090	