


|  |  |                    |  |                     |  |              |  |                           |  |
|--|--|--------------------|--|---------------------|--|--------------|--|---------------------------|--|
| Situs : 47 PARK ST   |  | Parcel ID: 089-024 |  | Class : Tw o-Family |  | Card: 1 of 1 |  | Printed: October 28, 2020 |  |
| CURRENT OWNER  |  |                    | GENERAL INFORMATION  |                     |  |              |  |                           |  |
| FREIRE JOAO B<br>47 PARK ST #1<br>BROCKTON MA 02301  |  |                    | Living Units 2<br>Neighborhood 90<br>Alternate ID 27<br>Vol / Pg 31246/306<br>District<br>Zoning R3<br>Class Residential |                     |  |              |  |                           |  |
| Property Notes   |  |                    |  |                     |  |              |  |                           |  |
| <div></div> <div>089-024 03/24/2020</div> |  |                    |  |                     |  |              |  |                           |  |

|                                  |      |                   |             |        |                        |           |         |        |         |
|----------------------------------|------|-------------------|-------------|--------|------------------------|-----------|---------|--------|---------|
| Land Information                 |      |                   |             |        | Assessment Information |           |         |        |         |
| Type                             | Size | Influence Factors | Influence % | Value  |                        | Appraised | Cost    | Income | Prior   |
|                                  | SF   | 4,288             |             | 74,470 |                        |           |         |        |         |
|                                  |      |                   |             |        | Land                   | 74,500    | 74,500  | 0      | 70,700  |
|                                  |      |                   |             |        | Building               | 286,800   | 285,300 | 0      | 229,800 |
|                                  |      |                   |             |        | Total                  | 361,300   | 359,800 | 0      | 300,500 |
| Manual Override Reason           |      |                   |             |        |                        |           |         |        |         |
| Base Date of Value 1/1/2020      |      |                   |             |        |                        |           |         |        |         |
| Effective Date of Value 1/1/2020 |      |                   |             |        |                        |           |         |        |         |
| Value Flag MARKET APPROACH       |      |                   |             |        |                        |           |         |        |         |
| Gross Building:                  |      |                   |             |        |                        |           |         |        |         |
| Total Acres: .0984               |      |                   |             |        |                        |           |         |        |         |
| Spot: Location:                  |      |                   |             |        |                        |           |         |        |         |

|                      |    |              |        |                    |        |       |         |            |
|----------------------|----|--------------|--------|--------------------|--------|-------|---------|------------|
| Entrance Information |    |              |        | Permit Information |        |       |         |            |
| Date                 | ID | Entry Code   | Source | Date Issued        | Number | Price | Purpose | % Complete |
| 08/17/20             | GL | Field Review | Other  |                    |        |       |         |            |
|                      |    |              |        |                    |        |       |         |            |

|                         |        |             |                             |                |           |         |
|-------------------------|--------|-------------|-----------------------------|----------------|-----------|---------|
| Sales/Ownership History |        |             |                             |                |           |         |
| Transfer Date           | Price  | Type        | Validity                    | Deed Reference | Deed Type | Grantee |
| 08/31/05                |        | Land + Bldg | Outlier-Written Desc Needed | 31246/306      |           |         |
| 10/21/97                | 46,000 | Land + Bldg | Sale After Foreclosure      | 15380/183      |           |         |
| 08/05/97                | 53,125 | Land + Bldg |                             | 15380/183      |           |         |
|                         |        |             |                             |                |           |         |

Situs : 47 PARK ST

Parcel Id: 089-024

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style

Tw o Family

Year Built

1925

Story height

1.7

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

Yellow

Basement

Basement

Full

# Car Bsm't Gar

FBLA Size

x

FBLA Type

Rec Rm Size

250

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Gas

System Type

Steam

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

5

Full Baths

2

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

11

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

301,638

% Good

62

Plumbing

9,787

% Good Override

Basement

18,870

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

6,664

C&D Factor

10

Adj Factor

1

Subtotal

336,960

Additions

54,620

Ground Floor Area

792

Dwelling Value

284,430

Total Living Area

1,758

Building Notes

29

11

17

18

18

30

11

6

9

13

16

10

23

19

3

A

B

C

ID

Code

Description

Area

A

Main Building

792

B

50/10

BSMT/1SFR

174

C

50/10

BSMT/1SFR

198

D

RC1

CARPORT

324\*

Outbuilding Data

Type

Carport

Size 1

1 x 324

Size 2

Area

324

Qty

1

Yr Blt

1925

Grade

C

Condition

A

Value

890

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

50

10

26,100

2

50

10

28,520