

Situs : 100 BATTLES ST

Parcel ID: 097-013

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

GOMES LEOPOLDINA
100 BATTLES ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	2
Neighborhood	90
Alternate ID	9
Vol / Pg	48710/272
District	
Zoning	R2
Class	Residential

Property Notes



097-013 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	752			550

Total Acres: .178
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,000	79,000	0	73,900
Building	304,600	316,900	0	229,400
Total	383,600	395,900	0	303,300

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/18/20	GL	Field Review	Other
12/04/02	BM	Entry & Sign	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/09/19	2280	2,500	REMODEL	
09/15/14	B60762	12,875	BLDG Siding+Trim	100
06/01/12	56575	4,900	BLDG Strip/Reroof	0
11/16/09	52495	1,500	BLDG Stairs & Shtroc	0
07/31/02	37265	2,500	BLDG Staircase, Flr,	100

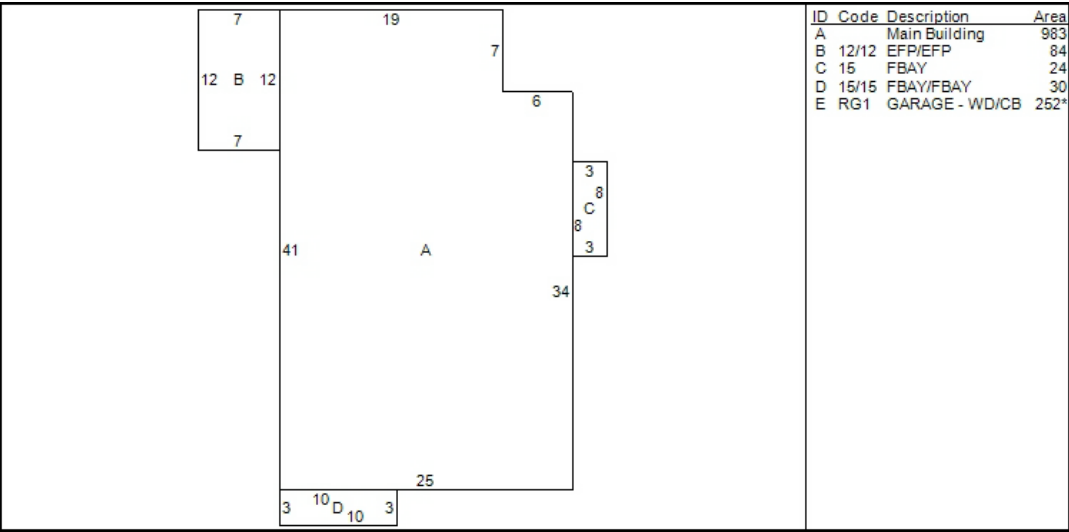
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/26/17	1	Land + Bldg	Transfer Of Convenience	48710/272	Quit Claim	GOMES LEOPOLDINA
03/29/10	1	Land + Bldg	Transfer Of Convenience	38368/308		
08/21/09	145,000	Land + Bldg	Valid Sale	37639/264		
06/09/08	204,000	Land + Bldg	Repossession	36054/140		
02/17/04	1	Land + Bldg	Transfer Of Convenience	27556/002		
12/04/02	300,000	Land + Bldg	Valid Sale	23588/335		
06/01/89	164,500	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Green	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	6	Full Baths	2
Family Rooms	1	Half Baths	1
Kitchens	2	Extra Fixtures	
Total Rooms	11		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	352,707	% Good	62
Plumbing	15,104	% Good Override	
Basement	20,059	Functional	
Heating	0	Economic	
Attic	34,550	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	422,420	Additions	25,790
Ground Floor Area	983		
Total Living Area	2,443	Dwelling Value	313,880

Building Notes	



ID	Code	Description	Area
A		Main Building	983
B	12/12	EBP/EBP	84
C	15	FBAY	24
D	15/15	FBAY/EBAY	30
E	RG1	GARAGE - WD/CB	252

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	252	252	1	1925	D	F	3,060

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		12	12		6,260	
2		15			6,200	
3		15	15		13,330	