

Situs : 7 GAMMON ST	Parcel ID: 097-045	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DEPINA DULCELINA H EMANUEL MONTEIRO 7 GAMMON ST BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 3 Vol / Pg 48004/220 District Zoning R2 Class Residential

Property Notes
w/098-001



097-045 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	9,304			6,790
Total Acres: .3743 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	85,200	85,200	0	78,400
Building	224,200	245,400	0	212,900
Total	309,400	330,600	0	291,300
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
08/18/20	GL	Field Review	Other
04/27/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/24/20	1776	2,992	SOLARPANLS	
07/11/20	1010	6,498	EXTERIOR R W S	
03/16/17	66427	0	INS	100
02/05/15	B61548	7,000	BLDG Insulation	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/13/17	275,000	Land + Bldg	Sale Of Multiple Parcels	48004/220	Quit Claim	DEPINA DULCELINA H
10/02/13	100	Land + Bldg	Sale Of Multiple Parcels	43674/80		

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Dwelling Information

Style	Ranch	Year Built	1956
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

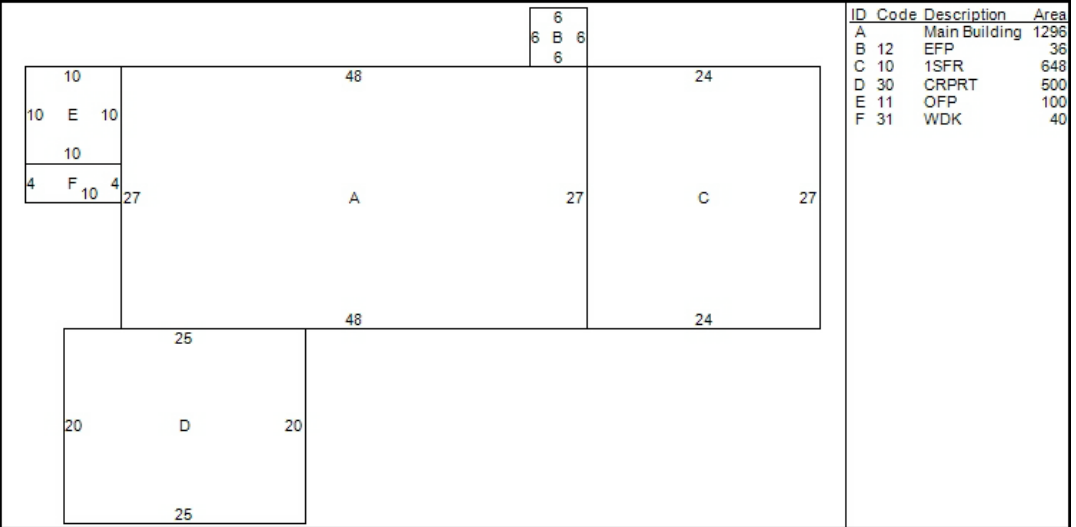
Grade & Depreciation

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

Dwelling Computations

Base Price	258,870	% Good	72
Plumbing		% Good Override	
Basement	24,292	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	292,540	Additions	34,770
Ground Floor Area	1,296		
Total Living Area	1,944	Dwelling Value	245,400

Building Notes



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	Line #	Low	1st	2nd	3rd	Value
1		12			790	5		31			430
2		10			28,080						
3		30			3,740						
4		11			1,730						