

Situs : 31 BATTLES ST

Parcel ID: 097-056

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
DO CANTO PAULO
LOBO C CARLA
31 BATTLES ST
BROCKTON MA 02301

GENERAL INFORMATION
Living Units 2
Neighborhood 90
Alternate ID 77
Vol / Pg 51779/99
District
Zoning R2
Class Residential



097-056 03/18/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	1,488			1,090

Total Acres: .1949
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,500	79,500	0	74,300
Building	336,700	370,300	0	260,700
Total	416,200	449,800	0	335,000

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/18/20	418	3,000	REMODEL	
01/23/07	47985	11,000	BLDG Strip & Re-Roof	0
10/22/01	35619	2,000	BLDG Vinyl Siding	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/11/19	430,000	Land + Bldg	Valid Sale	51779/99	Quit Claim	DO CANTO PAULO
09/30/05	397,900	Land + Bldg	Valid Sale	31450/327		ANITRA S REYNOLDS ESTATE OF

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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	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	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

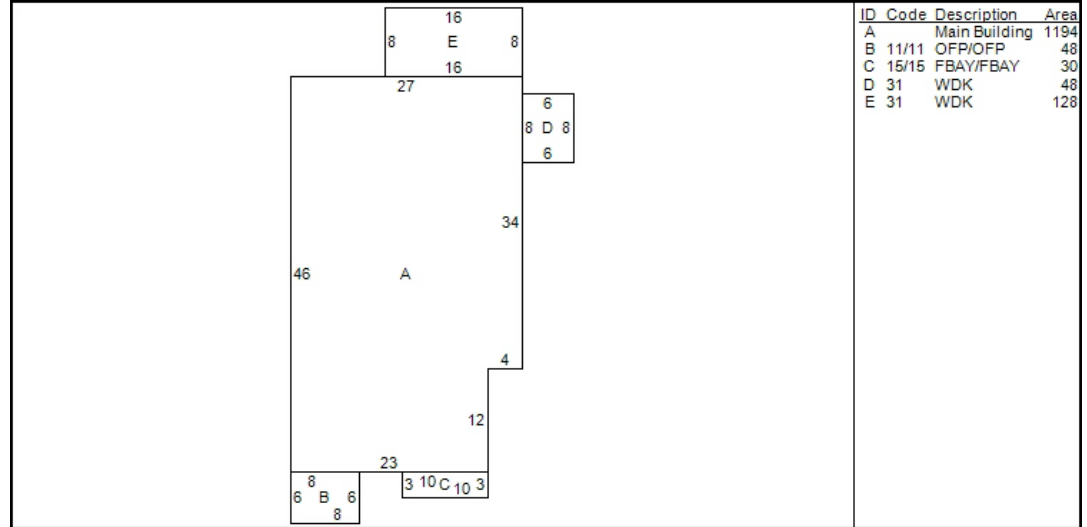
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	434,958	% Good	62
Plumbing	9,787	% Good Override	
Basement	24,736	Functional	
Heating	0	Economic	
Attic	42,607	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	512,090	Additions	21,020
Ground Floor Area	1,194		
Total Living Area	2,926	Dwelling Value	370,270

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	11		3,350
2		15	15		14,450
3		31			1,050
4		31			2,170