

<b>Situs : 582 N MAIN ST</b>	<b>Parcel ID: 097-064</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PENA VICTOR 582 N MAIN ST 3RD FL BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 179 MAIN Vol / Pg 46286/338 District Zoning C2 Class Residential

Property Notes



097-064 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,766			78,060
Total Acres: .1553 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,100	78,100	0	73,300
Building	400,500	407,000	0	316,600
Total	478,600	485,100	0	389,900
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
08/19/20	GL	Field Review	Other
04/06/06	BM	Not At Home	Other

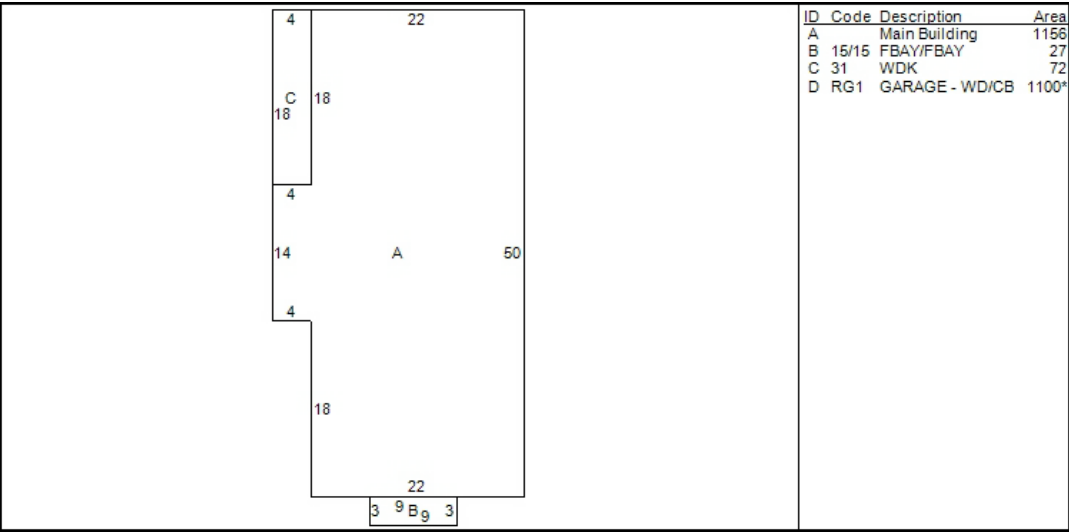
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/14/05	43559	9,600	BLDG Strip & Reroof	0
05/02/97	24751	4,000	BLDG Int.Work	100
04/29/97	27323	350	BLDG Ceiling	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/03/19	1	Land + Bldg	Transfer Of Convenience	50969/51	Quit Claim	PENA VICTOR
11/18/15	330,000	Land + Bldg	Valid Sale	46286/338		
02/28/05	350,000	Land + Bldg	Valid Sale	30064/125		
01/17/03		Land + Bldg	Transfer Of Convenience	23978/314		
04/12/02	255,400	Land + Bldg	Valid Sale	21898/45		
11/10/98		Land + Bldg	Transfer Of Convenience	16800/74		
11/10/98		Land + Bldg	Family Sale	16800/58		
10/01/85	82,500	Land + Bldg				

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Dwelling Information			
<b>Style</b>	3 Fam Slope	<b>Year Built</b>	1889
<b>Story height</b>	2.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	5	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	14		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	528,197	<b>% Good</b>	62
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	24,178	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	571,950	<b>Additions</b>	15,070
<b>Ground Floor Area</b>	1,156		
<b>Total Living Area</b>	2,944	<b>Dwelling Value</b>	405,140

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	1100	1,100	1	1925	C	U	1,830

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		15	15		13,640	
2		31			1,430	