

Situs : 26 ANNIS AV	Parcel ID: 097-069	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MORETA CESARIO G 26 ANNIS AV BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 5-1 Vol / Pg 30314/116 District Zoning R2 Class Residential

Property Notes



097-069 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	3,874			73,870
Total Acres: .0889 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,900	73,900	0	70,200
Building	296,300	299,300	0	235,700
Total	370,200	373,200	0	305,900
Manual Override Reason Base Date of Value 1/1/2020 Value Flag MARKET APPROACH Effective Date of Value 1/1/2020 Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/19/20	GL	Field Review	Other
02/01/05	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/27/04	40760	0	BLDG Fire Damage	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/08/05	339,000	Land + Bldg	Valid Sale	30314/116		
11/14/01	174,000	Land + Bldg	Valid Sale	20897/215		
08/01/87	125,000	Land + Bldg	Valid Sale			
03/01/85	70,900	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	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	8		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	331,801	% Good	62
Plumbing	9,787	% Good Override	
Basement	18,870	Functional	
Heating	0	Economic	
Attic	32,502	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	392,960	Additions	31,300
Ground Floor Area	792		
Total Living Area	1,995	Dwelling Value	299,300
Building Notes			

Outbuilding Data																																											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																																			
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>792</td> </tr> <tr> <td>B</td> <td>15</td> <td>FBAY</td> <td>25</td> </tr> <tr> <td>C</td> <td>11</td> <td>OFP</td> <td>50</td> </tr> <tr> <td>D</td> <td>50/15</td> <td>BSMT/FBAY</td> <td>45</td> </tr> <tr> <td>E</td> <td>11</td> <td>OFP</td> <td>65</td> </tr> <tr> <td>F</td> <td>50/15</td> <td>BSMT/FBAY</td> <td>24</td> </tr> <tr> <td>G</td> <td>31</td> <td>WDK</td> <td>80</td> </tr> </tbody> </table>												ID	Code	Description	Area	A		Main Building	792	B	15	FBAY	25	C	11	OFP	50	D	50/15	BSMT/FBAY	45	E	11	OFP	65	F	50/15	BSMT/FBAY	24	G	31	WDK	80
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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		15			6,820	5	50	15			7,750																																
2		11			1,920	6		31			1,550																																
3	50	15			10,970																																						
4		11			2,290																																						