

<b>Situs : 2 ANNIS CT</b>	<b>Parcel ID: 097-072</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
INARRITO GUADALUPE 2 ANNIS CT BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 1 Vol / Pg 41986/9 District Zoning R2 Class Residential

Property Notes



097-072 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	4,118			74,220
Total Acres: .0945 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,200	74,200	0	70,500
Building	479,600	561,500	0	382,800
Total	553,800	635,700	0	453,300
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
08/19/20	GL	Field Review	Other

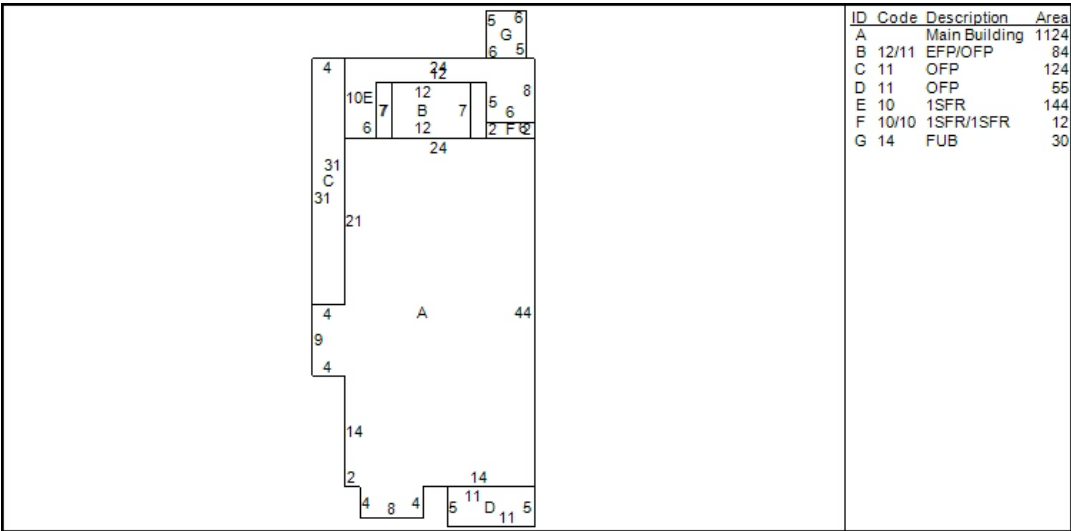
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/10/08	49859	22,000	BLDG Strip & Reroof	0
03/17/99	30337	1,650	BLDG Rep 16 Window s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/24/12		Land + Bldg	Transfer Of Convenience	41986/9		
04/01/10	270,000	Land + Bldg	Valid Sale	38383/139		
02/19/08	195,000	Land + Bldg	Valid Sale	35614/333		
11/30/06	358,521	Land + Bldg	Repossession	33753/347		
12/13/04	422,000	Land + Bldg	Valid Sale	29651/2		
07/31/01		Land + Bldg	Sale Of Portion/Other Comm	20286/162		
07/14/97	90,000	Land + Bldg	Family Sale	15318		
12/01/83	3,000	Land + Bldg	Transfer Of Convenience			

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	3	Eff Year Built	1970
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	568,766	% Good	76
Plumbing	19,574	% Good Override	
Basement	23,721	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	49,780
Subtotal	612,060		
Ground Floor Area	1,124		
Total Living Area	3,540	Dwelling Value	561,470

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	Line #	Low	1st	2nd	3rd	Value
1			12	11	7,520	5		10	10		11,100
2		11			4,330	6		14			530
3		11			2,510						
4		10			23,790						