

<b>Situs : 8 ANNIS CT</b>	<b>Parcel ID: 097-073</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DEPINA MANUEL 8 ANNIS CT BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 2 Vol / Pg 47112/139 District Zoning R2 Class Residential

Property Notes



097-073 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	4,692			75,050
Total Acres: .1077 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,100	75,100	0	71,100
Building	409,600	482,900	0	331,200
Total	484,700	558,000	0	402,300
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/28/16	345,000	Land + Bldg	Valid Sale	47112/139	Quit Claim	DEPINA MANUEL
12/03/10	95,000	Land + Bldg	Sale After Foreclosure	39352/238		
02/11/10	304,994	Land + Bldg	Repossession	38232/128		

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**Dwelling Information**

<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	1960
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<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>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	9		
<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>	

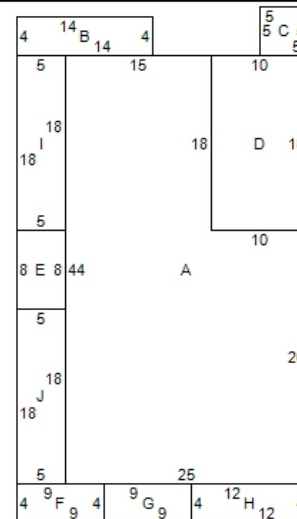
**Grade & Depreciation**

<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>	364,847	<b>% Good</b>	76
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	20,749	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	8,935	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	404,320	<b>Additions</b>	144,850
<b>Ground Floor Area</b>	920		
<b>Total Living Area</b>	2,488	<b>Dwelling Value</b>	482,860

**Building Notes**



ID Code	Description	Area
A	Main Building	920
B 31	WDK	56
C 14	FUB	25
D 50/10	BSMT/1SFR	180
E 12/12	EPF/EPF	40
F 10	1SFR	36
G 15/15	FBAY/1SFR	36
H 11	OPF	48
I 50/10/10	BSMT/1SFR/1SFR	90
J 50/10/10	BSMT/1SFR/1SFR	90

**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		31			1,440	5		10			10,180
2		14			380	6		15	15		19,530
3	50	10			32,760	7		11			2,280
4		12	12		4,860	8	50	10	10		36,710