

Situs : 12 ANNIS CT

Parcel ID: 097-074

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

DANG MICHAEL  
HANH THI HONG NGUYEN  
12 ANNIS CT  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 90  
Alternate ID 3  
Vol / Pg 47423/227  
District  
Zoning R2  
Class Residential

**Property Notes**



097-074 03/18/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	2,260			1,650

Total Acres: .2126  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	80,100	80,100	0	74,700
Building	182,000	194,400	0	159,600
Total	262,100	274,500	0	234,300

**Manual Override Reason**

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/19/20	GL	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/06/16	1	Land + Bldg	Transfer Of Convenience	47423/227	Quit Claim	DANG MICHAEL
05/19/16	140,000	Land + Bldg	Outlier-Written Desc Needed	46943/233	Quit Claim	DANG MICHAEL
10/17/08	100,000	Land + Bldg	Sale After Foreclosure	36454/285		
10/17/08		Land + Bldg	Transfer Of Convenience	36454/282		
12/13/07	170,000	Land + Bldg	Repossession	35395/256		
09/12/02		Land + Bldg	Transfer Of Convenience	22841/346		
06/28/02	164,500	Land + Bldg	Valid Sale	22352/148		
05/03/99	77,300	Land + Bldg	Valid Sale	17416/335		
11/01/89	135,600	Land + Bldg	Valid Sale			
05/01/81	36,900	Land + Bldg				

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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	260,085	% Good	62
Plumbing		% Good Override	
Basement	14,791	Functional	
Heating	0	Economic	
Attic	15,923	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	290,800	Additions	14,080
Ground Floor Area	594		
Total Living Area	1,555	Dwelling Value	194,380
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>594</td> </tr> <tr> <td>B</td> <td>50/10</td> <td>BSMT/1SFR</td> <td>132</td> </tr> <tr> <td>C</td> <td>15</td> <td>FBAY</td> <td>30</td> </tr> <tr> <td>D</td> <td>11</td> <td>OFP</td> <td>238</td> </tr> <tr> <td>E</td> <td>15</td> <td>FBAY</td> <td>27</td> </tr> <tr> <td>F</td> <td>31</td> <td>WDK</td> <td>144</td> </tr> </tbody> </table>													ID	Code	Description	Area	A		Main Building	594	B	50/10	BSMT/1SFR	132	C	15	FBAY	30	D	11	OFP	238	E	15	FBAY	27	F	31	WDK	144
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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	50	10			6,140	5		31			1,360																													
2		15			1,550																																			
3		11			3,600																																			
4		15			1,430																																			