

Situs : 15 ANNIS CT	Parcel ID: 097-076	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FERNANDES HERCULANO 67 WINTER ST BROCKTON MA 02302	Living Units 3 Neighborhood 90 Alternate ID 5 Vol / Pg 18590/5 District Zoning R2 Class Residential

Property Notes



097-076 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,265			75,880
Total Acres: .1209 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,900	75,900	0	71,700
Building	313,800	303,900	0	260,200
Total	389,700	379,800	0	331,900
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
09/10/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/07/00	105,000	Land + Bldg	Court Order/Decree	18590/5		
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Dwelling Information

Style

3 Fam Flat

Year Built

1925

Story height

3

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Frame

Amenities

Masonry Trim

x

In-law Apt

No

Color

Gray

Basement

Basement

Full

Car Bsm't Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

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

15

Bath Type

Kitchen Type

Bath Remod

No

Kitchen Remod

No

Adjustments

Int vs Ext

Same

Unfinished Area

Cathedral Ceiling

x

Unheated Area

Grade & Depreciation

Grade

C

Market Adj

Condition

Good

Functional

CDU

FAIR

Economic

Cost & Design

10

% Good Ovr

% Complete

Dwelling Computations

Base Price

544,115

% Good

45

Plumbing

18,124

% Good Override

Basement

22,692

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

10

Adj Factor

1

Subtotal

584,930

Additions

7,750

Ground Floor Area

1,179

Dwelling Value

297,290

Total Living Area

3,537

Building Notes

ID Code

Description

Area

A

Main Building

1179

B

11/11/11 OFP/OFP/OFP

70

C

11/11/11 OFP/OFP/OFP

55

D

RG1 GARAGE - WD/CB

360*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Det Garage

20 x 18

360

1

1930

C

A

6,620

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

1

11

11

11

4,190

2

11

11

11

3,560