

<b>Situs : 11 ANNIS CT</b>	<b>Parcel ID: 097-077</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
DESTIMA ALPHAILLE & ROSILIA I DESTIMA 11 ANNIS CT BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 6 Vol / Pg 19222/330 District Zoning R2 Class Residential

Property Notes



097-077 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,000			75,500
Total Acres: .1148 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,500	75,500	0	71,400
Building	229,200	236,900	0	186,700
Total	304,700	312,400	0	258,100
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
12/29/00	105,000	Land + Bldg	Valid Sale	19222/330		
12/01/87	93,000	Land + Bldg	Outlier-Written Desc Needed			

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### Dwelling Information

Style	Colonial	Year Built	1900
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

## Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

## Heating & Cooling

## Fireplaces

Heat Type	Basic
Fuel Type	Gas
System Type	Hot Water

**Stacks**  
**Openings**  
**Pre-Fab**

### Room Detail

Bedrooms	5	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

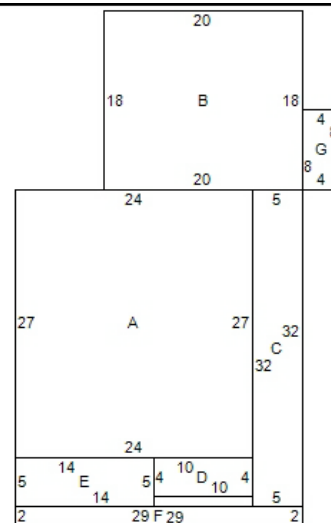
## Grade & Depreciation

<b>Grade</b>	C+	<b>Market Adj</b>
<b>Condition</b>	Average	<b>Functional</b>
<b>CDU</b>	AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>
<b>% Complete</b>		

## Dwelling Computations

Base Price	294,735	% Good	62
Plumbing		% Good Override	
Basement	16,762	Functional	
Heating	0	Economic	
Attic	28,871	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	340,370	Additions	25,850
Ground Floor Area	648		
Total Living Area	1,995	Dwelling Value	236,880

## Building Notes



ID	Code	Description	Area
A		Main Building	648
B	50/10	BSMT/1SFR	360
C	11	OFP	160
D	50/15/15	BSMT/FBAY/FBAY	40
E	11	OFP	70
F	31	WDK	58
G	31	WDK	32

## 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	50	10			17,110	5		31			620
2		11			2,600	6		31			310
3	50	15	15		4,090						
4		11			1,120						