

<b>Situs : 7 ANNIS CT</b>	<b>Parcel ID: 097-078</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BARROS ANTONIA TR 43 CATHY LANE BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 7 Vol / Pg 48454/145 District Zoning R2 Class Residential

Property Notes



097-078 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	382,300	415,200	0	324,500
Total	457,800	490,700	0	395,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

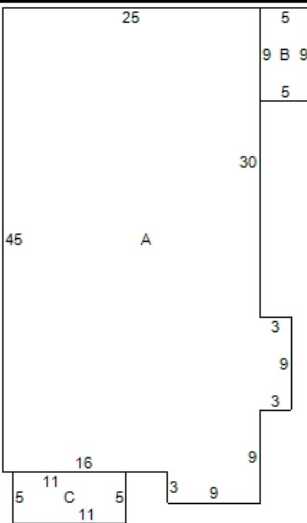
Entrance Information			
Date	ID	Entry Code	Source
08/19/20	GL	Field Review	Other
02/14/17	CJP	Field Review	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/16/07	49067	14,000	BLDG Vinyl Siding	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/23/17	1	Land + Bldg	Transfer Of Convenience	48454/145	Quit Claim	BARROS ANTONIA TR
11/18/13	1	Land + Bldg	Transfer Of Convenience	43834/227		
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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	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	544,115	% Good	62
Plumbing	18,124	% Good Override	
Basement	22,692	Functional	
Heating	14,834	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	599,770	Additions	6,140
Ground Floor Area	1,179		
Total Living Area	3,537	Dwelling Value	415,190
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				
1		11	11	11	4,280				
2		11			1,860				