

Situs : 16 LANSDOWNE ST	Parcel ID: 097-085	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
OSIRIS GINETTE 16 LANSDOWNE ST BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 1 Vol / Pg 43416/346 District Zoning R2 Class Residential

Property Notes



097-085 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	564			410
Total Acres: .1736 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,800	78,800	0	73,800
Building	183,300	182,900	0	167,000
Total	262,100	261,700	0	240,800
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

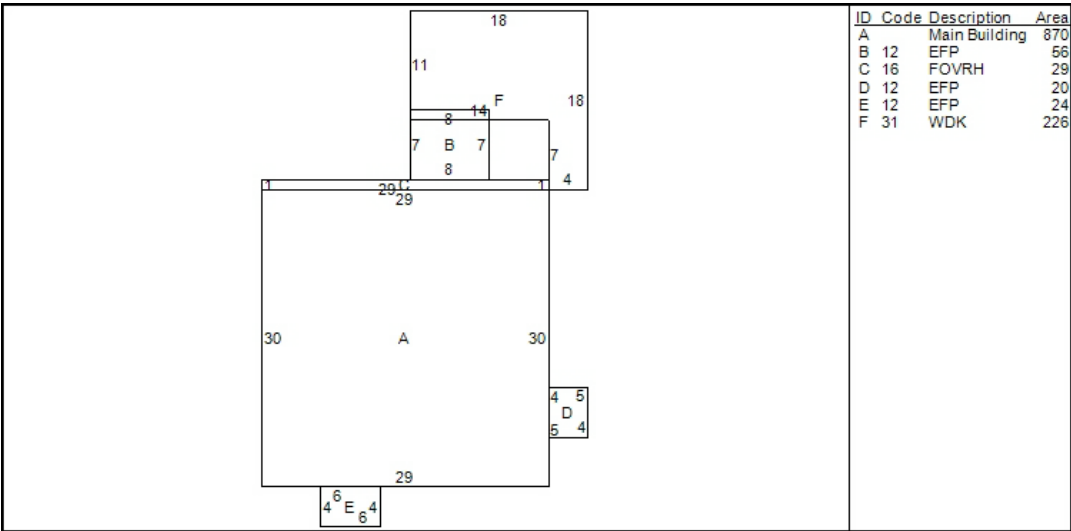
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/30/13		Land + Bldg	Transfer Of Convenience	43416/346		
12/30/11		Land + Bldg	Transfer Of Convenience	40804/192		
08/30/02	208,000	Land + Bldg	Valid Sale	22759/335		
10/22/99	76,000	Land + Bldg	Valid Sale	17974/262		

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Dwelling Information			
Style	Cape	Year Built	1941
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	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	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	296,210	% Good	55
Plumbing	9,062	% Good Override	
Basement	18,530	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	323,800	Additions	4,850
Ground Floor Area	870		
Total Living Area	1,552	Dwelling Value	182,940

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	Line #	Low	1st	2nd	3rd	Value
1		12			940	5		31			1,870
2		16			1,320						
3		12			330						
4		12			390						