

Situs : 46 LANSDOWNE ST

Parcel ID: 097-098

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

CARVALHO MONIQUE T
CLARINDA J CARVALHO
46 LANSDOWNE ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 90
Alternate ID 7
Vol / Pg 47048/235
District
Zoning R2
Class Residential

Property Notes

12/2011 RUN COMPS VERY LOW



Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,600			77,820

Total Acres: .1515
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,800	77,800	0	73,100
Building	193,100	184,000	0	187,200
Total	270,900	261,800	0	260,300

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
08/23/04	42536	6,500	BLDG Reroof 16 Sqft	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/14/16	1	Land + Bldg	Transfer Of Convenience	47048/235	Quit Claim	CARVALHO MONIQUE T
10/26/15	1	Land + Bldg	Transfer Of Convenience	46193/267		CARVALHO MONIQUE
02/28/13		Land + Bldg	Transfer Of Convenience	42738/295		
12/07/11	125,000	Land + Bldg	Outlier-Written Desc Needed	40689/92		
06/10/02		Land + Bldg	Transfer Of Convenience	22232/93		
01/29/96		Land + Bldg		14106/00324		
01/01/96	114,900	Land + Bldg	Valid Sale			
04/01/88		Land + Bldg				

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Dwelling Information			
Style	F To B Splt	Year Built	1987
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	326	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	5	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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	189,704	% Good	82
Plumbing		% Good Override	
Basement	8,901	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	16,092	C&D Factor	
		Adj Factor	1
Subtotal	214,700	Additions	7,700
Ground Floor Area	816		
Total Living Area	1,278	Dwelling Value	183,750

Building Notes	

<div> <div>2</div> <div>34</div> <div>B</div> <div>2</div> </div> <div> <div>34</div> <div>A</div> <div>24</div> <div>24</div> </div> <div> <div>34</div> <div>C</div> <div>34</div> <div>2</div> </div>	<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>16</td> <td>Main Building</td> <td>816</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>64*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A	16	Main Building	816	B	16	FOVRH	68	C	16	FOVRH	68	D	RS1	FRAME UTILITY SHED	64*
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Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 8		64	1	1988	C	A	240

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		16			3,850	
2		16			3,850	