

Situs : 18 VINE ST	Parcel ID: 098-024	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
VALLEE ANNIE M 18 VINE ST BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 1-2 Vol / Pg 42116/80 District Zoning R2 Class Residential

Property Notes
FULL REAR DORMER



098-024 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	1,996			1,460
Total Acres: .2065				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,900	79,900	0	74,600
Building	191,500	186,800	0	166,100
Total	271,400	266,700	0	240,700
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
09/22/11	55494	4,200	BLDG Weatherization	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/19/12		Land + Bldg	Transfer Of Convenience	42116/80		
06/15/01		Land + Bldg	Transfer Of Convenience	20019/243		

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Dwelling Information			
Style	Cape	Year Built	1950
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath 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	241,328	% Good	72
Plumbing		% Good Override	
Basement	15,097	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	256,430	Additions	1,940
Ground Floor Area	616		
Total Living Area	1,078	Dwelling Value	186,570

Building Notes	

		<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></td> <td>Main Building</td> <td>616</td> </tr> <tr> <td>B</td> <td>12</td> <td>EFP</td> <td>90</td> </tr> <tr> <td>C</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>64*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	616	B	12	EFP	90	C	RS1	FRAME UTILITY SHED	64*
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B	12	EFP	90															
C	RS1	FRAME UTILITY SHED	64*															

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 8		64	1	1970	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		12			1,940	