

Situs : 14 MARTLAND AV	Parcel ID: 099-032	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CANUTO EUCLIDES A 11 TAYLOR AV BROCKTON MA 02301	Living Units 3 Neighborhood 60 Alternate ID 1 Vol / Pg 51852/14 District Zoning R1C Class Residential
Property Notes	



099-032 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,747		90,280
Total Acres: .1549				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,300	90,300	0	86,800
Building	404,100	462,100	0	368,200
Total	494,400	552,400	0	455,000
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
08/10/20	GL	Field Review	Other
05/29/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/11/16	65630	3,000	SOLARPANLS	100
08/10/11	55285	12,000	BLDG 20 Wndw s+Int Re	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/28/19	1	Land + Bldg	Transfer Of Convenience	51852/14	Quit Claim	CANUTO EUCLIDES A
03/25/13	264,900	Land + Bldg	Valid Sale	42839/249		CANUTO EUCLIDES A
06/22/11	185,000	Land + Bldg	Valid Sale	40046/305		

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Dwelling Information

Style

3 Fam Slope

Year Built

1900

Story height

2.5

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Asbestos

Amenities

Masonry Trim

x

In-law Apt

No

Color

Gray

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Oil

System Type

Steam

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

8

Full Baths

3

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

14

Bath Type

Kitchen Type

Bath Remod

Yes

Kitchen Remod

Yes

Adjustments

Int vs Ext

Same

Unfinished Area

Cathedral Ceiling

x

Unheated Area

Grade & Depreciation

Grade

C+

Market Adj

Condition

Good

Functional

CDU

AVERAGE

Economic

Cost & Design

10

% Good Ovr

% Complete

Dwelling Computations

Base Price

539,849

% Good

62

Plumbing

19,574

% Good Override

Basement

24,711

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

10

Adj Factor

1

Subtotal

584,130

Additions

56,680

Ground Floor Area

1,192

Dwelling Value

455,050

Total Living Area

3,160

Building Notes

ID	Code	Description	Area
A		Main Building	1192
B	12/11/11	EFB/OFP/OFP	96
C	50/15/15/15	BSMT/FBAY/FBAY/...	33
D	50/15/15/15	BSMT/FBAY/FBAY/...	27
E	11	OFP	70
F	RG1	GARAGE - WD/CB	400*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	7,050

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	11	11	9,240
2	50	15	15	15	23,750
3	50	15	15	15	21,330
4		11			2,360