

Situs : 22 MARTLAND AV	Parcel ID: 099-033	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CURRIER CHRISTOPHER W 22 MARTLAND AV BROCKTON MA 02301	Living Units 2 Neighborhood 60 Alternate ID 2 Vol / Pg 45119/17 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,877		90,470
Total Acres: .1579 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,500	90,500	0	86,900
Building	344,100	381,700	0	305,700
Total	434,600	472,200	0	392,600
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
09/22/14	DR	Not At Home	Other

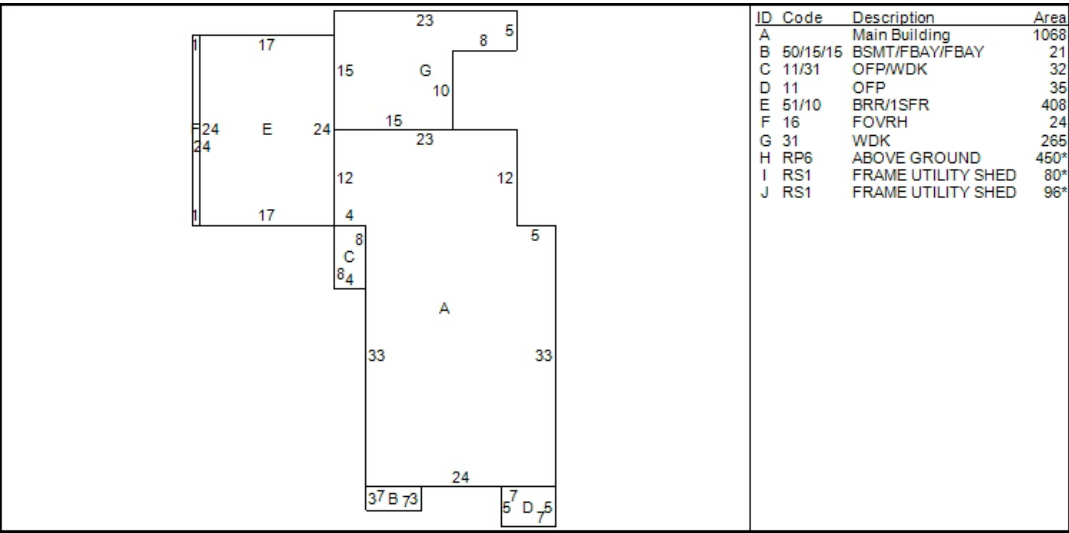
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
01/06/15		Land + Bldg	Transfer Of Convenience	45119/17	
05/05/14		Land + Bldg	Transfer Of Convenience	44290/287	
Grantee CURRIER CHRISTOPHER W					

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11	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	402,805	% Good	62
Plumbing	9,787	% Good Override	
Basement	22,908	Functional	
Heating	0	Economic	
Attic	9,864	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	445,360	Additions	77,320
Ground Floor Area	1,068		
Total Living Area	2,610	Dwelling Value	381,060

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 450		450	1	1989	C	A	
Frame Shed	1 x 80		80	1	1989	C	A	290
Frame Shed	8 x 12		96	1	1989	C	A	350

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	50	15	15		12,900	5		16			6,700	
2		11	31		2,230	6		31			3,840	
3		11			1,490							
4	51	10			50,160							