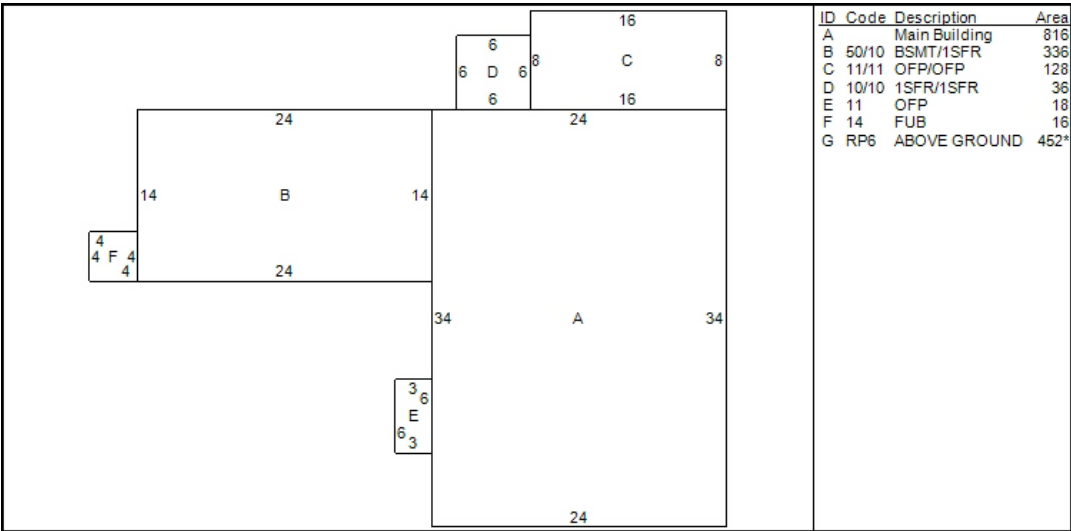


Situs : 28 MARTLAND AV		Parcel ID: 099-034		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DEPINA ALBERTO MARIA DEPINA 28 MARTLAND AV BROCKTON MA 02301			Living Units 2 Neighborhood 60 Alternate ID 3 Vol / Pg 22683/35 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	7,824		91,840					
Total Acres: .1796 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		91,800	91,800	0	88,200				
Building		316,400	338,500	0	281,000				
Total		408,200	430,300	0	369,200				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
05/07/08	50114	7,500	BLDG R & Replace Roo		0				
04/29/08	50072	10,000	BLDG 24' Rd A/G Pool		0				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
08/22/02	235,000	Land + Bldg	Valid Sale	22683/35					
04/09/02		Land + Bldg	Transfer Of Convenience	21873/201					
03/20/02	110,000	Land + Bldg	Sold Tw ice In Same Year	21748/133					

<b>Situs : 28 MARTLAND AV</b>	<b>Parcel Id: 099-034</b>	<b>Class: Two-Family</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1894
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Full-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Tan		
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	5	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	11	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	338,053	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	19,225	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	33,114	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	400,180	<b>Additions</b>	65,600
<b>Ground Floor Area</b>	816		
<b>Total Living Area</b>	2,366	<b>Dwelling Value</b>	338,520

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	452	452	1	2008	C	A	

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1	50	10			41,790	5		14			190
2		11	11		6,700						
3		10	10		15,930						
4		11			990						