## tyler

## **RESIDENTIAL PROPERTY RECORD CARD** 2021

## BROCKTON

| clt division RESIDENTIAL PROPERTY RECORD CARD 2021  |   |  |   |  |   |  |   | 2.1001   |  |   |  |  |  |  |  |  |
|---|---|--|---|--|---|--|---|--|--|---|--|--|--|--|--|--|
| Situs: 920 N MAIN ST  |   |  |   | 099-087  |   | Class: Three-Family  |   | Card: 1 o  | of 1 Prir  | Printed: October 28, 20   |  |  |  |  |  |  |
| Situs : 920 N MAIN ST       Parcel ID: 099-087         GENERAL INFORMATION         920 NORTH MAIN ST LLC       Living Units       3         159 BITTERSWEET LA U 109       Neighborhood 120       Alternate ID       217-1 MAIN         Vol / Pg       48416/183       District         Zoning       C5       Class       Residential |   |  |   |  |   |  | Class: Three-Family     Cald. 1 of 1   Printed. October 28, 2020  |  |  |   |  |  |  |  |  |  |
| Land Information  |   |  |   |  |   |  | Assessment Information  |  |  |   |  |  |  |  |  |  |
| SF  | <b>Size</b><br>6,061  | Influence Fa   | ctors   | Influence %  | <b>Value</b><br>77,040  | Land<br>Building<br>Total  |   | 77,000<br>588,100  | <b>Cost</b><br>77,000<br>744,300<br>821,300  | <b>Incom e</b><br>0<br>0<br>0   | <b>Prior</b><br>72,500<br>429,600<br>502,100   |  |  |  |  |  |
| : .1391   |   |  | Location:   |  |   | Value Flag MAF<br>Gross Building:  | RKET APPROACH   | Ba   | se Date of Valu  | e 1/1/2020  |  |  |  |  |  |  |
| Entrance Information  |   |  |   |  |   |  | Permit Information  |  |  |   |  |  |  |  |  |  |
| ID<br>AW<br>CP  | Field Revi  | iew  |   | <b>Source</b><br>Other<br>Other  |   | Date Issued Number<br>03/28/16 64309   | Price Pur   | pose   |  | age   | <b>% Complete</b><br>100   |  |  |  |  |  |
|   |   |  |   |  | Sales/Ow  | nership History  |   |  |  |   |  |  |  |  |  |  |
| Date  | 350,00  | 1 Land + Bldg<br>0 Land + Bldg<br>Land + Bldg  |   | Valid Sale   |   | <b>Deed Reference</b><br>48416/183<br>44845/9<br>41125/89<br>39735/258   | Deed Type<br>Quit Claim   |  | <b>Grantee</b><br>920 NORTH MA   | IN ST LLC   |  |  |  |  |  |  |
|   | N MAIN ST<br>CURRE<br>920 NORTI<br>159 BITTERS<br>RANDOL<br>SF<br>: .1391 | N MAIN ST CURRENT OWNER 920 NORTH MAIN ST L 159 BITTERSWEET LA U RANDOLPH MA 0236 SF 6,061 SF 6,061 ID Entry Co AW Field Revie CP Field Revie S5 5,000 | N MAIN ST<br>CURRENT OWNER<br>920 NORTH MAIN ST LLC<br>159 BITTERSWEET LA U 109<br>RANDOLPH MA 02368<br>Property<br>CP Field Influence Fa<br>SF 6,061<br>Land Inform<br>Size Influence Fa<br>SF 6,061<br>Entrance Influence Fa<br>SF 6,061<br>D Entry Code<br>AW Field Review<br>CP Field Review<br>CP Field Review<br>CP Field Review<br>CP Field Review<br>CP Field Review<br>CP Field Review | NMAIN ST       Parcel ID:         CURRENT OWNER       IVing UR         920 NORTH MAIN ST LLC       159 BITTERSWEET LA U 109         RANDOLPH MA 02368       IVing UR         Property Notes         Land Information         SE Influence Factors         SF 6,061       SF 6,061         Location:         Entrance Information         Location:         Location:         Cation: | N MAIN ST       Parcel ID: 099-087         CURRENT OWNER       GENERAL INFORMATIC         320 NORTH MAIN ST LLC       Living Units 3         159 BITTERSWEET LA U 109       Nains ST LC         RANDOLPH MA 02368       Validrate ID 217-1 MAIN         VO / Pg 48416/183       District         Zoning C5       Class Residential         Property Notes         Land Information         Land Information         Size Influence Factors Influence %         SF 6,061       Location:         Location:         Conting         Source         AW       Field Review         CP       Field Review       Other         CP       Field Review       Other         Date       Price       Type       Yalidity         1       Land + Bidg       Transfer Of Co         350,000       Land + Bidg       Transfer Of Co | N MAIN ST       Parcel ID: 099-087         CURRENT OWNER       GENERAL INFORMATION         920 NORTH MAIN ST LLC       Living Units       3         159 BITTERSWEET LA U 109       Neighborhood 120       Attende ID         RANDOLPH MA 02368       Neighborhood 120       Attende ID         Vol / Pg       48416/183       District         District       Coning       C5         Class       Residential       C5         Size       Influence Factors       Influence %       Value         SF       6,061       77,040         Source         AW       Field Review       Other         CP       Field Review       Other       Sales/Ow         Sales/Ow         Date       Yalidity         1       Land + Bidg       Transfer Of Convenience         Valid Sale       Transfer Of Convenience       Valid Sale | N MAIN ST       Parcel ID: 099-087       Class: Three-Family         200 NORTH MAIN ST LLC<br>159 BUTTERSWEET LA U 109<br>RANDOLPH MA 02368       GENERAL INFORMATION<br>Living Units 3<br>Neighborhood 120<br>Atternate D 217-1 MAIN<br>Vol / Pg 49416/183<br>District<br>Zoning C5<br>Class Residential       Image: Comparison of the state of the | N MAIN ST       Parcel ID: 099-087       Class: Three-Family         CURRENT OWNER<br>920 NORTH MAIN ST LLC<br>1950 NORTH MAIN ST LLC<br>195 | N MAIN ST       Parcel ID: 099-087       Class: Three-Family       Card: 1 c         02U NORTH MAIN ST LLC<br>1508 BITTERSWEET LA U 109<br>RANDOLPH MA 02368       Deternat INFORMATION<br>Living Units 3<br>Neighborhood 120<br>Neighborhood 120<br>Neighborh | N MAIN ST       Parcel ID: 099-087       Class: Three-Family       Card: 1 of 1       Print         920 NORTH MAIN ST LLC<br>159 BITTERSWEET LA U 109<br>RANDOLPH MA 02368       Living Units: 3<br>Derror<br>Class: Residential       Class: Three-Family       Card: 1 of 1       Print         VIEW Units: 3<br>Derror<br>Class: Residential         VIEW Units: 3<br>Derror<br>Class: Residential         Property Notes         VIEW Units: 3<br>Derror<br>Class: Residential         Size Influence Factors       Influence % Value<br>77.040         Size Influence Factors       Influence % Value<br>77.040         Size Influence Factors:<br>Influence % Value<br>SF 6.061       Size Influence Factors       Influence % Value<br>77.040         Size Influence Factors:<br>Influence % Value<br>SF 6.061       Influence % Value<br>77.040         Entrace Information         Location:         Size On Number<br>920/28/16 64309       Permit Information<br>Effective Date of Value<br>Fries Purpose<br>03/28/16 64309         Det Size/Ownership History         Det Size/Ownership Histor <td>NAIN ST       Parcel ID: 099-087       Class: Three-Family       Card: 1 of 1       Printed: October 28         CURRENT OWNER       GENERAL INFORMATION       Card: 1 of 1       Printed: October 28         920 NORTH MAIN ST LLC<br/>1939 BITERSWEET LA U 109<br/>RANDOLPH MA 02368       Improve the same part of the same</td> | NAIN ST       Parcel ID: 099-087       Class: Three-Family       Card: 1 of 1       Printed: October 28         CURRENT OWNER       GENERAL INFORMATION       Card: 1 of 1       Printed: October 28         920 NORTH MAIN ST LLC<br>1939 BITERSWEET LA U 109<br>RANDOLPH MA 02368       Improve the same part of the same |  |  |  |  |  |

tyler *clt division* RESIDENTIAL PROPERTY RECORD CARD 2021

## BROCKTON

| Situs: 920 N MAIN   | ST                    |  | Parcel Id: 099   | -087         | Class            | : Three-                              | Family   | ,                         |                      |                  | Card: 1 of 1 | P  | rinted: Octo               | ober 28, 2020  |  |
|---|-----------------------|--|--|--------------|------------------|---------------------------------------|----------|---------------------------|----------------------|------------------|--------------|--|----------------------------|--|--|
|   | 51                    | Dava II'na na ka (a                          |  |              |                  |                                       | runn     |                           |                      |                  |              |  |                            |  |  |
| Style<br>Story height<br>Attic<br>Exterior Walls<br>Masonry Trim<br>Color | None<br>Asbestos<br>x | Dwelling Info                                | Year Built<br>Eff Year Built<br>ear Remodeled<br>Amenities<br>In-law Apt                       | 1980<br>2012 |                  |                                       |          | 14<br>12<br>6             | 8                    | 19               |              | A<br>B<br>C<br>D                         | 50/15/15/15<br>50/15/15/15 | Description<br>Main Building<br>OFP/OFP/OFP<br>BSMT/FBAY/FBAY/F<br>BSMT/FBAY/FBAY/.<br>OFP/OFP/OFP | Area<br>1464<br>108<br>30<br>27<br>120 |
|   |                       | Baseme                                       | ent  |              |                  |                                       |          |                           |                      |                  |              |  |                            |  |  |
| Basement<br>FBLA Size<br>Rec Rm Size                                      | х                     |  | # Car Bsmt Gar<br>FBLA Type<br>Rec Rm Type   |              |                  |                                       |          | 5<br>എ<br>വ <sub>റെ</sub> | 0                    | A 5              | 6            |  |                            |  |  |
| Heating   | & Cooling             |  | Fireplaces   |              |                  |                                       |          |                           |                      |                  |              |  |                            |  |  |
| Heat Type<br>Fuel Type<br>System Type                                     | Oil                   |  | Stacks<br>Openings<br>Pre-Fab  |              |                  |                                       |          |                           | 10 - 11              | 27               |              |  |                            |  |  |
|   |                       | Room De                                      | etail  |              |                  |                                       |          | 3                         | <sup>10</sup> C 10 3 | 18<br>B<br>18    | 6            |  |                            |  |  |
| Bedroom s<br>Family Room s  | 12                    |  | Full Baths<br>Half Baths   |              | Outbuilding Data |                                       |          |                           |                      |                  |              |  |                            |  |  |
| Kitchens<br>Total Rooms<br>Kitchen Type<br>Kitchen Remod                  |                       |  | Extra Fixtures<br>Bath Type<br>Bath Remod  | Yes          | Туре             |                                       |          | Size 1                    | Siz                  | e 2              | Area Qty     | Yr Blt Grae                              | de Condi                   | tion Va  | lue                                    |
| Richen Reinou   |                       | Adjustmo                                     |  |              |                  |                                       |          |                           |                      |                  |              |  |                            |  |  |
| Int vs Ext<br>Cathedral Ceiling   |                       | L L  | Jnfinished Area<br>Unheated Area   |              |                  |                                       |          |                           |                      |                  |              |  |                            |  |  |
|   |                       | Grade & Depr                                 | reciation  |              |                  |                                       |          |                           |                      |                  |              |  |                            |  |  |
| Grade<br>Condition<br>CDU<br>Cost & Design                                | Average<br>AVERAGE    |  | Market Adj<br>Functional<br>Economic<br>% Good Ovr   |              |                  |                                       |          |                           |                      |                  |              |  |                            |  |  |
| % Complete  |                       |  |  |              |                  |                                       |          |                           | Condo                | minium / N       | lobile Home  | Inform ation                             | I                          |  |  |
| Base Price  | (                     | Dwelling Com                                 | putations<br>% Good  | 80           |                  | plex Nar<br>o Mode                    |          |                           |                      |                  |              |  |                            |  |  |
| Plumbing<br>Basement<br>Heating<br>Attic<br>Other Features<br>Subtotal    |                       | 39,149 %<br>28,673<br>0<br>0<br>0<br>755,340 | Good Override<br>Functional<br>Economic<br>% Complete<br>C&D Factor<br>Adj Factor<br>Additions | 1            | Unit L<br>Unit P | Number<br>∟evel<br>Parking<br>el (MH) |          |                           |                      |                  | U            | nit Location<br>nit View<br>lodel Make ( | (M H)                      |  |  |
|   |                       | 1 464  |  |              |                  |                                       |          |                           |                      |                  |              |  |                            |  |  |
| Ground Floor Area<br>Total Living Area                                    |                       | 1,464<br>4,563                               | Dwelling Value   | 744,300      | Line #           | Low                                   |          | 2nd                       | 3rd                  | Value            | tion Details |  |                            |  |  |
|   |                       | Building N                                   | lotes  |              | 1 2              | 50                                    | 11<br>15 | 11<br>15                  | 11<br>15             | 11,040<br>29,120 |              |  |                            |  |  |
|   |                       |  |  |              | 3<br>4           | 50                                    | 15<br>11 | 15<br>11                  | 15<br>11             | 27,520<br>11,920 |              |  |                            |  |  |