

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 952 NMAINST

Parcel ID: 099-100

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

GREIN DAVID M 952 N MAIN ST **BROCKTON MA 02301**

GENERAL INFORMATION

Living Units 3 Neighborhood 120 Alternate ID 221 MAIN Vol / Pg 14755/00332

District

Zoning Class Residential

Property Notes



099-100 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	7,206			5,260

Total Acres: .3261 Spot:

Location:

	Assessment Info	rm ation		
	Appraised	Cost	Income	Prior
Land	83,700	83,700	0	77,300
Building	468,700	577,700	0	397,500
Total	552,400	661,400	0	474,800

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Informati	on
Date	ID	Entry Code	Source
09/01/20	AW	Field Review	Other
09/22/14	DR	Not At Home	Other

			Permit Information	
Date	elssued Numb	er Price	Purpose	% Complete

Sales/Ownership History

Price Type **Transfer Date** 11/01/89 Land + Bldg Validity Valid Sale Deed Reference Deed Type

Grantee

14755/332



RESIDENTIAL PROPERTY RECORD CARD 20

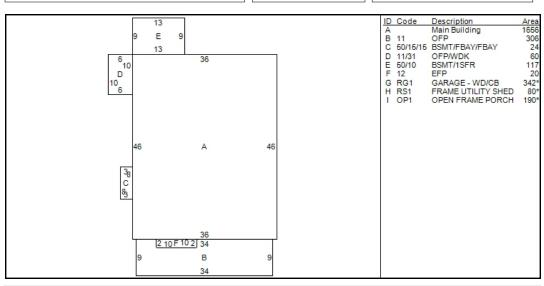
2021

BROCKTON

Situs: 952 NMAINST Parcel Id: 099-100 **Dwelling Information** Style 3 Fam Slope Year Built 1925 Story height 2.5 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central A/C Stacks 1 Fuel Type Oil Openings 2 System Type Hot Water Pre-Fab Room Detail Bedrooms 6 Full Baths 3 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 13 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 10 % Good Ovr % Complete **Dwelling Computations** 687,987 Base Price % Good 62 19,574 **Plumbing** % Good Override 31,492 Basement **Functional** 18,756 Heating Economic 0 Attic % Complete 12,895 C&D Factor 10 Other Features Adi Factor 1 770,700 Additions 46,440 Subtotal 1,656 **Ground Floor Area** 4,305 Dwelling Value 572,060 **Total Living Area**

Building Notes

Class: Three-Family Card: 1 of 1 Printed: October 28, 2020



			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	19 x	18	342	1	1925	С	F	4,820
Frame Shed	8 x	10	80	1	1965	С	Р	150
Porch	10 x	19	190	1	1925	С	F	660

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		11			7,010	5		12			1,430
2	50	15	15		14,070						
3		11	31		3,410						
4	50	10			20,520						