


Situs : 952 N MAIN ST		Parcel ID: 099-100		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
GREIN DAVID M 952 N MAIN ST BROCKTON MA 02301			Living Units 3 Neighborhood 120 Alternate ID 221 MAIN Vol / Pg 14755/00332 District Zoning C5 Class Residential						
Property Notes									
<div><p>099-100 03/16/2020</p></div>									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	7,206			5,260				
Total Acres: .3261 Spot: Location:									
Assessment Information									
		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				
Manual Override Reason									
Value Flag		MARKET APPROACH	Base Date of Value	1/1/2020					
Gross Building:			Effective Date of Value	1/1/2020					
Entrance Information									
Date	ID	Entry Code	Source						
09/01/20	AW	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	Grantee			
11/01/89		Land + Bldg	Valid Sale	14755/332					

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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	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't 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	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	687,987	% Good	62
Plumbing	19,574	% Good Override	
Basement	31,492	Functional	
Heating	18,756	Economic	
Attic	0	% Complete	
Other Features	12,895	C&D Factor	10
		Adj Factor	1
		Additions	46,440
Subtotal	770,700		
Ground Floor Area	1,656		
Total Living Area	4,305	Dwelling Value	572,060
Building Notes			

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