


Situs : 956 N MAIN ST	Parcel ID: 099-101	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BELLERIVE LOUIS THADAL MYRIANNE 22 OTIS ST APT 1 BROCKTON MA 02302	Living Units 3 Neighborhood 120 Alternate ID 222 MAIN Vol / Pg 51158/1 District Zoning C5 Class Residential
Property Notes	



099-101 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	4,570		3,340
<div> <div>Total Acres: .2656</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,700	81,700	0	75,900
Building	507,500	578,700	0	398,100
Total	589,200	660,400	0	474,000
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
09/01/20	AW	Field Review	Other
04/05/06	BM	Not At Home	Other

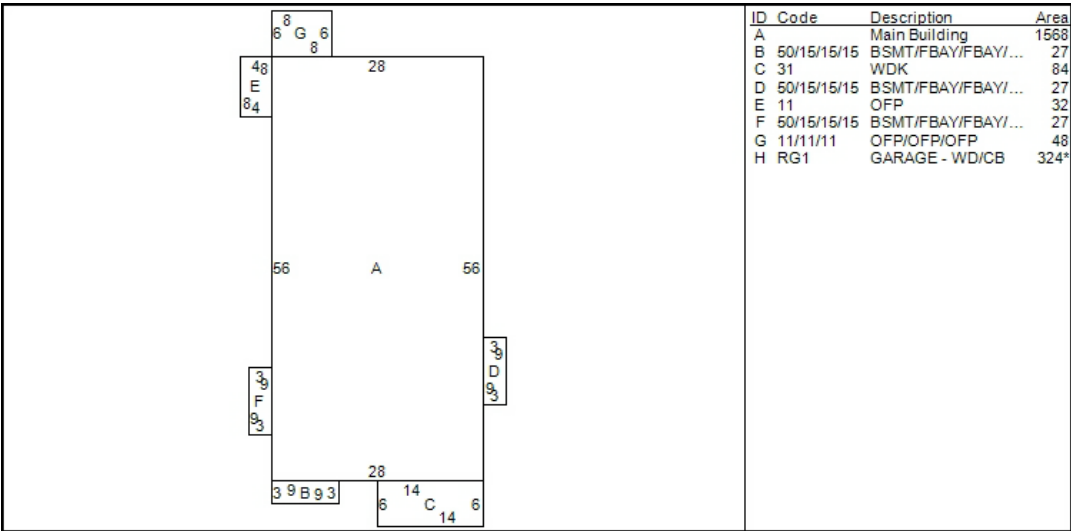
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/24/20	1160	19,795	REMODEL	
02/12/13	B57766	3,800	BLDG	Close Porches 100
01/21/05	43404	21,000	BLDG	V Side, Reroof 0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/29/19	645,000	Land + Bldg	Valid Sale	51158/1	Quit Claim	BELLERIVE LOUIS
01/12/15		Land + Bldg	Transfer Of Convenience	45133/309		CITYWIDE REAL ESTATE
01/18/13	178,000	Land + Bldg	Intra-Corporate	42565/38		
11/09/12	162,350	Land + Bldg	Repossession	42219/27		
11/09/06	100	Land + Bldg	Transfer Of Convenience	33654/228		
12/16/04		Land + Bldg	Transfer Of Convenience	29678/225		
08/10/92		Land + Bldg		11174/00127		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	3	Eff Year Built	
Attic	Unfin	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	150	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	2
Kitchens		Extra Fixtures	
Total Rooms	18	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	670,417	% Good	62
Plumbing	30,207	% Good Override	
Basement	27,960	Functional	
Heating	0	Economic	
Attic	12,040	% Complete	
Other Features	3,702	C&D Factor	10
		Adj Factor	1
Subtotal	744,330	Additions	66,410
Ground Floor Area	1,568		
Total Living Area	4,947	Dwelling Value	574,040

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	324	324	1	1925	C	F	4,670

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	15	19,720	5	50	15	15	15	19,720
2		31			1,490	6		11	11	11	4,460
3	50	15	15	15	19,720						
4		11			1,300						