

2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 959 NMAINST

Parcel ID: 101-025

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** 

**BROCKTON MA 02301** 

FERNANDES MARIA E DEBARROS JOAO SPINOLA 959 N MAIN ST

**GENERAL INFORMATION** 

Living Units 2 Neighborhood 120 Alternate ID 266 MAIN Vol / Pg 47858/278

District Zoning Class

Residential

**Property Notes** 



101-025 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	8,336			6,090
I					

Total Acres: .3521

Spot: Location:

	Assessment Information				
	Appraised	Cost	Income	Prior	
Land	84,500	84,500	0	77,900	
Building	444,900	507,100	0	329,700	
Total	529,400	591,600	0	407,600	

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH Gross Building:

		Permit Information						
Date Issued	Number	Price	Purpose					
12/26/19	2381	200,000	NEW CONSTR					
06/09/08	50270	1.200	BLDG	Strip & Reroof				

	Entrance Information								
	Date	ID	Entry Code	Source					
	09/01/20	AW	Field Review	Other					
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## Sales/Ownership History Validity

Price Type **Transfer Date** 12/09/16 345,000 Land + Bldg Valid Sale 1 Land + Bldg 12/10/10 Transfer Of Convenience 03/21/08 Land + Bldg Transfer Of Convenience 01/29/99 165,900 Land + Bldg Valid Sale

Deed Reference Deed Type 47858/278 Quit Claim 39383/141 35749/345 17101/59

Grantee FERNANDES MARIA E DEBARROS

% Complete



RESIDENTIAL PROPERTY RECORD CARD 2

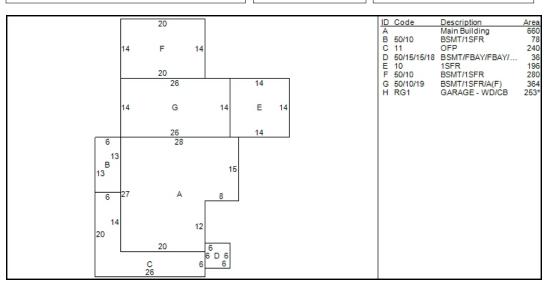
2021

## BROCKTON

Situs: 959 NMAINST Parcel Id: 101-025 **Dwelling Information** Style Two Family Year Built 1890 Story height 2 Eff Year Built 1980 Attic Pt-Fin Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural 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 Basic Stacks Fuel Type Gas Openings System Type Hot Water Pre-Fab Room Detail Bedrooms 4 Full Baths 2 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 9 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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 10 % Good Ovr % Complete **Dwelling Computations** 297,862 Base Price % Good 80 9,787 **Plumbing** % Good Override 16,940 Basement **Functional** 0 Heating **Economic** 18,236 Attic % Complete C&D Factor 10 **Other Features** Adi Factor 1 342,830 Additions 201,360 Subtotal 660 **Ground Floor Area** 2,690 Dwelling Value 503,050 **Total Living Area** 

**Building Notes** 

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Туре	Size 1	Size 2	Area Qty	Yr Blt Grad	le Condition	Value
Det Garage	1 x	253	253 1	1950 D	Α	4,090

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	10			19,840	5	50	10			47,200
2		11			7,520	6	50	10	19		72,080
3	50	15	15	18	23,920						
4		10			30,800						