

Situs : 959 N MAIN ST

Parcel ID: 101-025

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FERNANDES MARIA E DEBARROS
JOAO SPINOLA
959 N MAIN ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	2
Neighborhood	120
Alternate ID	266 MAIN
Vol / Pg	47858/278
District	
Zoning	C5
Class	Residential

Property Notes



101-025 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	8,336			6,090

Total Acres: .3521
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
09/01/20	AW	Field Review	Other

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

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/26/19	2381	200,000	NEW CONSTR	
06/09/08	50270	1,200	BLDG Strip & Reroof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/09/16	345,000	Land + Bldg	Valid Sale	47858/278	Quit Claim	FERNANDES MARIA E DEBARROS
12/10/10	1	Land + Bldg	Transfer Of Convenience	39383/141		
03/21/08		Land + Bldg	Transfer Of Convenience	35749/345		
01/29/99	165,900	Land + Bldg	Valid Sale	17101/59		

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Dwelling Information

Style

Tw o Family

Year Built

1890

Story height

2

Eff Year Built

1980

Attic

Pt-Fin

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

Natural

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Gas

System Type

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

4

Full Baths

2

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

9

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

297,862

% Good

80

Plumbing

9,787

% Good Override

Basement

16,940

Functional

Heating

0

Economic

Attic

18,236

% Complete

Other Features

0

C&D Factor

10

Adj Factor

1

Subtotal

342,830

Additions

201,360

Ground Floor Area

660

Dwelling Value

503,050

Total Living Area

2,690

Building Notes

20

14

F

14

20

26

14

14

14

14

6

13

B

13

6

27

A

8

15

12

20

6

6

D

6

6

6

6

6

C

26

ID Code

Description

Area

A

Main Building

660

B 50/10

BSMT/1SFR

78

C 11

OFF

240

D 50/15/15/18

BSMT/FBAY/FBAY/...

36

E 10

1SFR

196

F 50/10

BSMT/1SFR

280

G 50/10/19

BSMT/1SFR/A(F)

364

H RG1

GARAGE - WD/CB

253*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Det Garage

1 x

253

253

1

1950

D

A

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