


Situs : 935 N MAIN ST	Parcel ID: 102-011	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	--------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
WILLIAMS ELSA THELMA WILLIAMS 935 N MAIN ST BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 268 MAIN Vol / Pg 32902/2 District Zoning C5 Class Residential
Property Notes	



102-011 03/16/2020

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	680			500
<div> <div>Total Acres: .1763</div> <div>Spot:</div> <div>Location:</div> </div>					

Assessment Information					
	Land	Appraised	Cost	Income	Prior
		78,900	78,900	0	73,900
	Building	260,600	274,800	0	248,100
	Total	339,500	353,700	0	322,000
<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
01/04/07	BM	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
01/07/20	26	4,400	EXTERIOR	R W S	
02/15/07	48075	9,045	BLDG	Replace 9 Wndw s	0
12/11/06	47819	5,487	BLDG	Replc 5 Wndw s	0
01/26/06	45810	2,000	BLDG	Kit& Bthrm Cabn	0
05/23/97	27480	3,500	BLDG	Strip/Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/21/06	389,000	Land + Bldg	Valid Sale	32902/2		WILLIAMS ELSA
03/21/06	350,000	Land + Bldg	Family Sale	32385/294		
01/30/06	222,000	Land + Bldg	Valid Sale	32141/177		
04/07/98	129,900	Land + Bldg	Change After Sale (Physical)	16069/195		
05/15/97	41,650	Land + Bldg	To/From Government	15173/39		

Situs : 935 N MAIN ST

Parcel Id: 102-011

Class: Tw o-Fam ily

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style	Two Family	Year Built	1925
Story Height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement Full	# Car Bsm't Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks
Fuel Type	Oil	Openings
System Type	Hot Water	Pre-Fab

Room Detail

Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

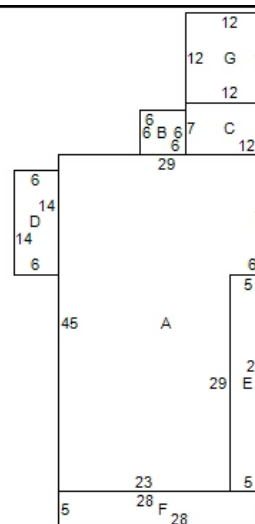
Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	FAIR	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	418,882	% Good	45
Plumbing	9,787	% Good Override	
Basement	23,822	Functional	
Heating	0	Economic	
Attic	10,258	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	462,750	Additions	45,690
Ground Floor Area	1,131		
Total Living Area	2,550	Dwelling Value	274,750

Building Notes



ID	Code	Description	Area
A		Main Building	1131
B	10	1SFR	36
C	50/10/10	BSMT/1SFR/1SFR	84
D	10	1SFR	84
E	12	EPF	145
F	11	EPF	140
G	31	WDK	144

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
------	--------	--------	------	-----	--------	-------	-----------	-------

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number	Unit Level	Unit Parking	Model (MH)
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000
1100	1100	1100	1100
1200	1200	1200	1200
1300	1300	1300	1300
1400	1400	1400	1400
1500	1500	1500	1500
1600	1600	1600	1600
1700	1700	1700	1700
1800	1800	1800	1800
1900	1900	1900	1900
2000	2000	2000	2000
2100	2100	2100	2100
2200	2200	2200	2200
2300	2300	2300	2300
2400	2400	2400	2400
2500	2500	2500	2500
2600	2600	2600	2600
2700	2700	2700	2700
2800	2800	2800	2800
2900	2900	2900	2900
3000	3000	3000	3000
3100	3100	3100	3100
3200	3200	3200	3200
3300	3300	3300	3300
3400	3400	3400	3400
3500	3500	3500	3500
3600	3600	3600	3600
3700	3700	3700	3700
3800	3800	3800	3800
3900	3900	3900	3900
4000	4000	4000	4000
4100	4100	4100	4100
4200	4200	4200	4200
4300	4300	4300	4300
4400	4400	4400	4400
4500	4500	4500	4500
4600	4600	4600	4600
4700	4700	4700	4700
4800	4800	4800	4800
4900	4900	4900	4900
5000	5000	5000	5000
5100	5100	5100	5100
5200	5200	5200	5200
5300	5300	5300	5300
5400	5400	5400	5400
5500	5500	5500	5500
5600	5600	5600	5600
5700	5700	5700	5700
5800	5800	5800	5800
5900	5900	5900	5900
6000	6000	6000	6000
6100	6100	6100	6100
6200	6200	6200	6200
6300	6300	6300	6300
6400	6400	6400	6400
6500	6500	6500	6500
6600	6600	6600	6600
6700	6700	6700	6700
6800	6800	6800	6800
6900	6900	6900	6900
7000	7000	7000	7000
7100	7100	7100	7100
7200	7200	7200	7200
7300	7300	7300	7300
7400	7400	7400	7400
7500	7500	7500	7500
7600	7600	7600	7600
7700	7700	7700	7700
7800	7800	7800	7800
7900	7900	7900	7900
8000	8000	8000	8000
8100	8100	8100	8100
8200	8200	8200	8200
8300	8300	8300	8300
8400	8400	8400	8400
8500	8500	8500	8500
8600	8600	8600	8600
8700	8700	8700	

Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1			10		6,030	5		11			2,840
2	50	10	10		20,840	6		31			1,710
3		10			9,950						
4		12			4,320						