


<b>Situs : 885 N MAIN ST</b>		<b>Parcel ID: 102-076</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
<b>CURRENT OWNER</b>  MARTINS MARIA J 885 N MAIN ST BROCKTON MA 02301		<b>GENERAL INFORMATION</b>  Living Units 3 Neighborhood 120 Alternate ID 274 MAIN Vol / Pg 14999/102 District Zoning C5 Class Residential		 <p>102-076 03/16/2020</p>	
<b>Property Notes</b>  					

Land Information						Assessment Information				
Type		Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF	7,000			78,400	Land	82,100	82,100	0	76,200
Residual	SF	5,039			3,680	Building	464,700	562,200	0	379,800
						Total	546,800	644,300	0	456,000
Total Acres: .2764 Spot:						<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
09/01/20	AW	Field Review	Other	08/25/15	B62914	9,000	BLDG	0
10/03/14	DR	Not At Home	Other					

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/28/97	96,000	Land + Bldg		14999		

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### Dwelling Information

Style	3 Fam Slope	Year Built	1870
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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	Central A/C
Fuel Type	Oil
System Type	Steam

**Stacks**  
**Openings**  
**Pre-Fab**

### Room Detail

Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

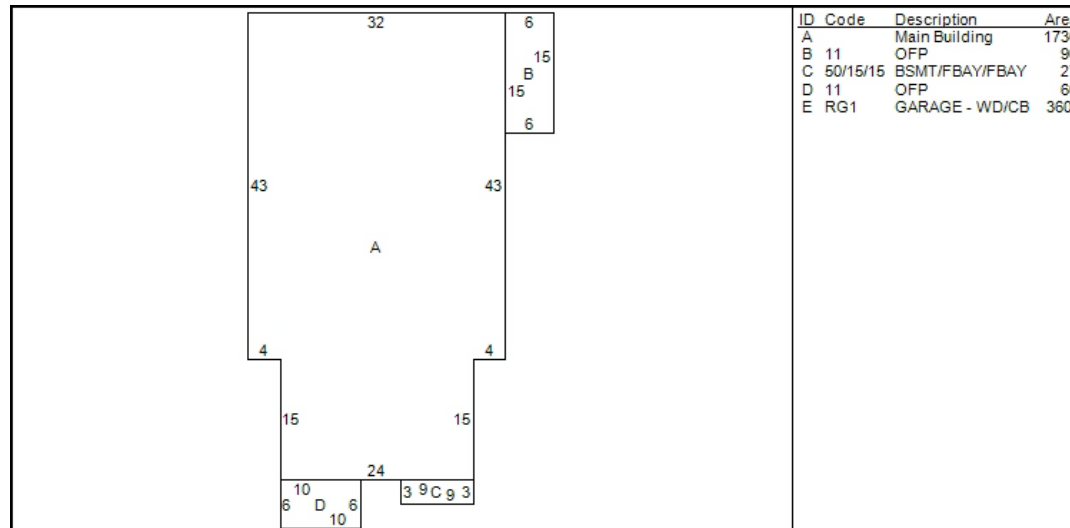
## Grade & Depreciation

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

## Dwelling Computations

Base Price	713,511	% Good	62
Plumbing	19,574	% Good Override	
Basement	32,660	Functional	
Heating	19,452	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	785,200	Additions	20,020
Ground Floor Area	1,736		
Total Living Area	4,394	Dwelling Value	555,530

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	A	6,620

## 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
1		11			2,850
2	50	15	15		15,000
3		11			2,170