

Situs : 49 FIELD ST	Parcel ID: 103-032	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PEREIRA JOSE A SANDRA P PEREIRA 25 MALVERN RD BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 102 Vol / Pg 48818/65 District Zoning R2 Class Residential

Property Notes



103-032 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,996		76,940
Total Acres: .1376 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,900	76,900	0	72,500
Building	441,200	518,300	0	411,300
Total	518,100	595,200	0	483,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
10/06/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/21/17	321,000	Land + Bldg	Court Order/Decree	48818/65 0/0	Quit Claim	PEREIRA JOSE A

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Dwelling Information

Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Steam	Pre-Fab	

Room Detail

Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

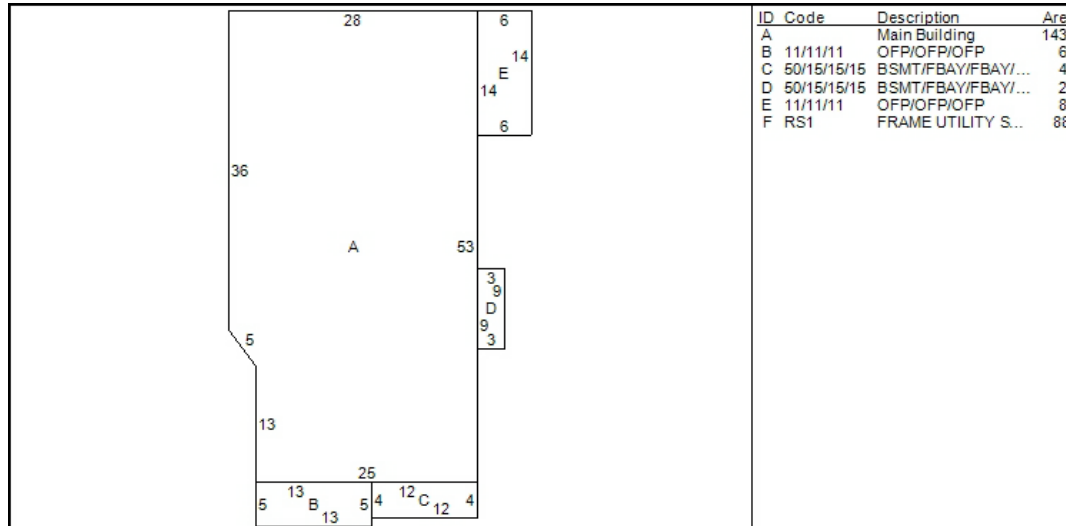
Grade & Depreciation

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

Dwelling Computations

Base Price	628,693	% Good	62
Plumbing	18,124	% Good Override	
Basement	26,220	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	673,040	Additions	59,030
Ground Floor Area	1,439		
Total Living Area	4,542	Dwelling Value	518,040

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 11		88	1	1965	C	F	240

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	11	11	5,520
2	50	15	15	15	27,220
3	50	15	15	15	19,720
4		11	11	11	6,570