

Situs : 405 MONTELLO ST

Parcel ID: 111-015

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ROSA MANUEL
405 MONTELLO ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	2
Neighborhood	90
Alternate ID	65
Vol / Pg	42537/177
District	
Zoning	C2
Class	Residential

Property Notes



111-015 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	5,015			75,520

Total Acres: .1151
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,500	75,500	0	71,400
Building	371,700	413,800	0	276,300
Total	447,200	489,300	0	347,700

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
01/11/05	43366	50,000	BLDG See Notes	0

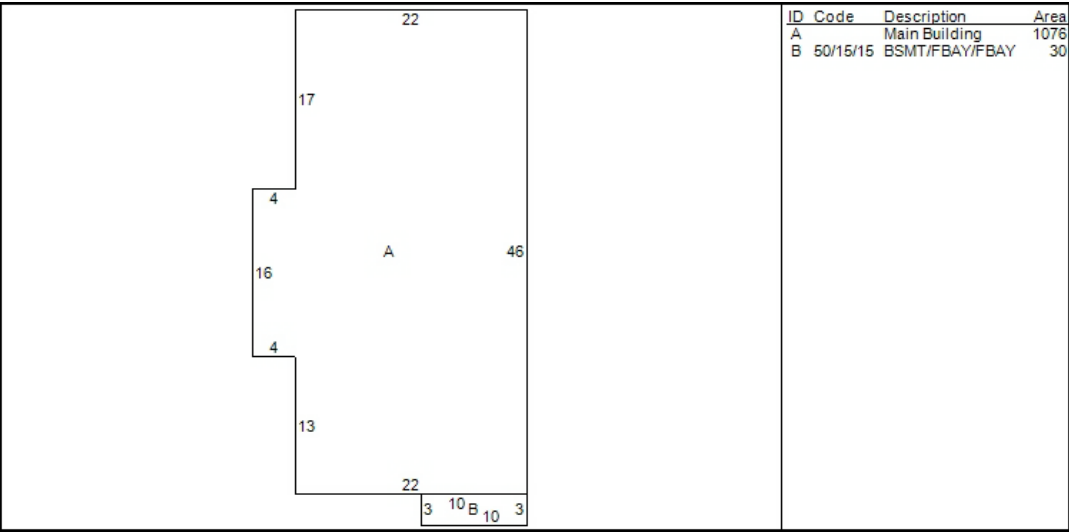
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/14/13	231,000	Land + Bldg	Valid Sale	42537/177		
12/18/06		Land + Bldg	Undivided Interest	33845/198		
11/15/04	180,000	Land + Bldg	Change After Sale (Physical)	29467/191		
08/25/04	64,814	Land + Bldg	Court Order/Decree	28934/185		

Situs : 405 MONTELLO ST	Parcel Id: 111-015	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
--------------------------------	---------------------------	--------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Two Family	Year Built	1876
Story height	2	Eff Year Built	1980
Attic	Unfin	Year Remodeled	2012
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	404,593	% Good	80
Plumbing	9,787	% Good Override	
Basement	23,009	Functional	
Heating	0	Economic	
Attic	9,908	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	447,300	Additions	20,160
Ground Floor Area	1,076		
Total Living Area	2,212	Dwelling Value	413,780

Building Notes	



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 Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	15	15		20,160	