

Situs : 399 MONTELLO ST

Parcel ID: 111-016

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MONTROND EDELMIRA
399 MONTELLO ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	3
Neighborhood	90
Alternate ID	66
Vol / Pg	37654/298
District	
Zoning	C2
Class	Residential

Property Notes



111-016 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	5,129			75.690

Total Acres: .1177
Spot:

Location:

Entrance Information

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

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,700	75,700	0	71,500
Building	410,500	431,200	0	339,400
Total	486,200	506,900	0	410,900

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
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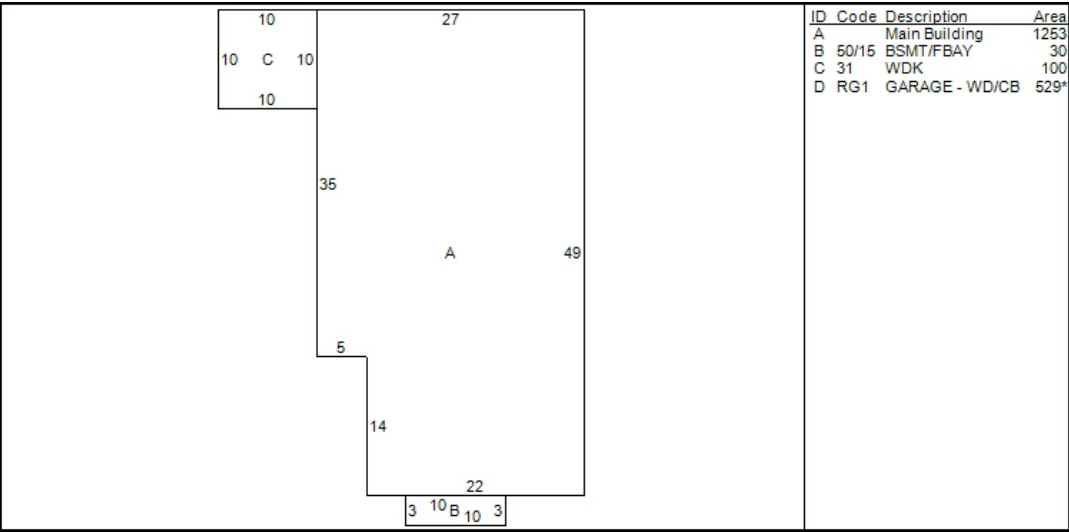
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/08/06		Land + Bldg	Transfer Of Convenience	32820/320		
11/01/05	450,000	Land + Bldg	Valid Sale	31647/315		
01/21/03	272,000	Land + Bldg	Valid Sale	23980/284		
03/23/99		Land + Bldg	Transfer Of Convenience	17268/165		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1869
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
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	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	559,267	% Good	62
Plumbing	19,574	% Good Override	
Basement	25,600	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	604,440	Additions	10,540
Ground Floor Area	1,253		
Total Living Area	3,163	Dwelling Value	422,770

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	529	529	1	1982	C	F	8,450

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	50	15			8,740	
2		31			1,800	