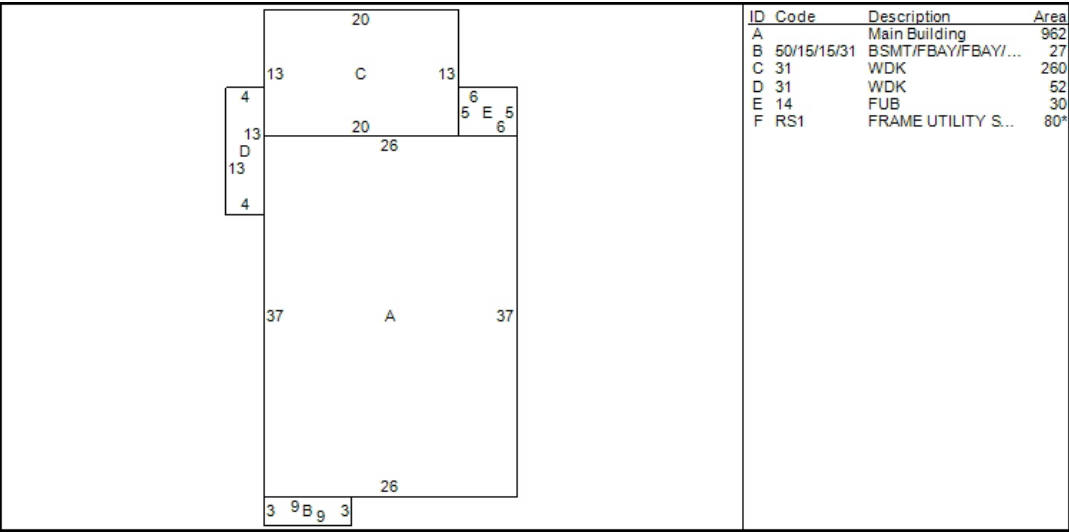


Situs : 16 RIDGEWAY CT		Parcel ID: 111-018		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CUNNINGHAM FLORENCE KATHIE KEITH ETAL 16 RIDGEWAY CT BROCKTON MA 02301			Living Units 2 Neighborhood 90 Alternate ID 2 Vol / Pg 50080/168 District Zoning C2 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	5,941			76,860				
Total Acres: .1364 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/20/20	GL	Field Review	Other						
10/09/14	DR	Not At Home	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		76,900	76,900	0	72,400				
Building		323,400	324,100	0	259,600				
Total		400,300	401,000	0	332,000				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
08/16/01	35215	840	BLDG	Add 4 X 20 To D			100		
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
07/24/18	1	Land + Bldg	Family Sale	50080/168 4652/243	Quit Claim	CUNNINGHAM FLORENCE			

Situs : 16 RIDGEWAY CT	Parcel Id: 111-018	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Two Family	Year Built	1889
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	375,566	% Good	62
Plumbing	9,787	% Good Override	
Basement	21,359	Functional	
Heating	0	Economic	
Attic	36,789	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	443,500	Additions	20,830
Ground Floor Area	962		
Total Living Area	2,363	Dwelling Value	323,300

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	2	1995	C	A	770

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	15	31	15,500	
2		31			3,780	
3		31			1,120	
4		14			430	