


<b>Situs : 20 RIDGEWAY CT</b>		<b>Parcel ID: 111-020</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
<b>CURRENT OWNER</b>  GONCALVES CATARINA S AND ANTONIO GONCALVES 20 RIDGEWAY CT BROCKTON MA 02301		<b>GENERAL INFORMATION</b>  Living Units    3 Neighborhood   90 Alternate ID    4 Vol / Pg        18893/268 District Zoning            C2 Class             Residential			
<b>Property Notes</b>  <div style="height: 100px;"></div>					



111-020 03/23/2020

Land Information					Assessment Information				
<b>Type</b>	<b>Size</b>	<b>Influence Factors</b>	<b>Influence %</b>	<b>Value</b>		<b>Appraised</b>	<b>Cost</b>	<b>Income</b>	<b>Prior</b>
	SF								
	4,047			74,120					
Total Acres: .0929 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			
<b>Date</b>	<b>ID</b>	<b>Entry Code</b>	<b>Source</b>	<b>Date Issued</b>	<b>Number</b>	<b>Price</b>	<b>Purpose</b>
08/20/20	GL	Field Review	Other				
10/09/14	DR	Not At Home	Other				
							<b>% Complete</b>

Sales/Ownership History						
<b>Transfer Date</b>	<b>Price</b>	<b>Type</b>	<b>Validity</b>	<b>Deed Reference</b>	<b>Deed Type</b>	<b>Grantee</b>
09/20/00	167,000	Land + Bldg	Valid Sale	18893/268		
03/01/84	61,000	Land + Bldg				

Situs : 20 RIDGEWAY CT

Parcel Id: 111-020

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

**Dwelling Information**

<b>Style</b>	3 Fam Flat	<b>Year Built</b>	1912
<b>Story height</b>	3	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

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

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

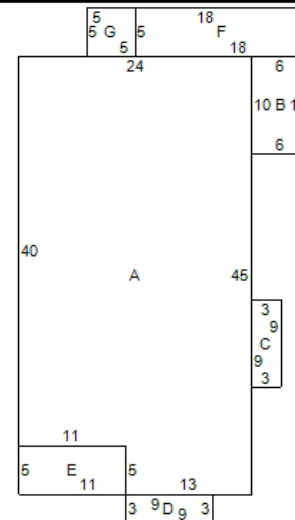
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	494,496	<b>% Good</b>	62
<b>Plumbing</b>	18,124	<b>% Good Override</b>	
<b>Basement</b>	20,623	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	533,240	<b>Additions</b>	52,460
<b>Ground Floor Area</b>	1,025		
<b>Total Living Area</b>	3,237	<b>Dwelling Value</b>	416,130

**Building Notes**



ID	Code	Description	Area
A		Main Building	1025
B	11/11/11	OFF/OFP/OFP	60
C	50/15/15/15	BSMT/FBAY/FBAY/...	27
D	50/15/15/15	BSMT/FBAY/FBAY/...	27
E	11/11/11	OFF/OFP/OFP	55
F	11	OFF	90
G	14	FUB	25
H	RS1	FRAME UTILITY S...	190*
I	RC1	CARPORT	190*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 19		190	1	1985	C	A	700
Carport	10 x 19		190	1	1990	D	A	390

**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	Line #	Low	1st	2nd	3rd	Value
1		11	11	11	5,210	5		11			2,600
2	50	15	15	15	19,720	6		14			310
3	50	15	15	15	19,720						
4		11	11	11	4,900						