

Situs : 381 MONTELLO ST	Parcel ID: 111-026	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
--------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
CALDERON NORA E 381 MONTELLO ST BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 67 Vol / Pg 46247/309 District Zoning C2 Class Residential
Property Notes	



111-026 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,176			75,760
Total Acres: .1188 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,800	75,800	0	71,600
Building	248,900	290,100	0	220,800
Total	324,700	365,900	0	292,400
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
08/20/20	GL	Field Review	Other
09/10/19	CP	Field Review	Other

Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
11/06/15		Land + Bldg	Transfer Of Convenience	46247/309	
06/14/04	260,000	Land + Bldg	Valid Sale	28428/280	
05/01/92	88,000	Land + Bldg	Valid Sale		
Grantee CALDERON NORA E					

Situs : 381 MONTELLO ST

Parcel Id: 111-026

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style	Colonial Ne	Year Built	1875
Story height	1.7	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	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	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	2
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

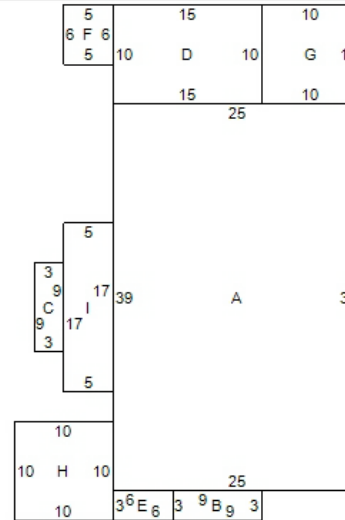
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	344,265	% Good	62
Plumbing	16,312	% Good Override	
Basement	21,536	Functional	
Heating	0	Economic	
Attic	37,095	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	419,210	Additions	29,950
Ground Floor Area	975		
Total Living Area	2,678	Dwelling Value	289,860

Building Notes



ID Code	Description	Area
A	Main Building	975
B 50/15	BSMT/FBAY	27
C 50/15	BSMT/FBAY	27
D 50/10/10	BSMT/1SFR/1SFR	150
E 11/31	OPFWDK	18
F 11	OPF	30
G 50/10	BSMT/1SFR	100
H 11	OPF	100
I 50/10/17	BSMT/1SFR/50FR	85
J RS1	FRAME UTILITY SHED	80*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	1980	C	F	220

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	50	15			1,860	5		11			500
2	50	15			1,860	6	50	10			5,210
3	50	10	10		12,210	7		11			1,610
4		11	31		500	8	50	10	17		6,200