


<b>Situs : 10 MITCHELL RD</b>		<b>Parcel ID: 111-033</b>	<b>Class : Two-Family</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
<b>CURRENT OWNER</b>  PINA MARCELINO R 10 MITCHELL RD BROCKTON MA 02302		<b>GENERAL INFORMATION</b>  Living Units    2 Neighborhood   90 Alternate ID    1 Vol / Pg        51206/156 District Zoning            C2 Class             Residential			
<b>Property Notes</b>					
					
111-033 03/23/2020					

Land Information					
Type		Size	Influence Factors	Influence %	Value
	SF	3,321			73,070
Total Acres: .0762					
Spot:			Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	73,100	73,100	0	69,600
	Building	231,100	202,800	0	183,000
	Total	304,200	275,900	0	252,600
		Manual Override Reason			
		Base Date of Value	1/1/2020		
Value Flag	MARKET APPROACH	Effective Date of Value	1/1/2020		
Gross Building:					

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

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
10/11/02	37790	135	BLDG	Sheetrock	100
02/08/02	36143	450	BLDG	Repair Floor	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/07/19	347,500	Land + Bldg	Valid Sale	51206/156	Quit Claim	PINA MARCELINO R
04/10/17	100	Land + Bldg	Transfer Of Convenience	48295/43	Quit Claim	RIVERA ANTONIA
09/20/02		Land + Bldg	Transfer Of Convenience	22900/325		
08/29/00	113,000	Land + Bldg	Valid Sale	18829/333		
08/29/00		Land + Bldg	Transfer Of Convenience	18829/322		
01/31/97	43,000	Land + Bldg	Outlier-Written Desc Needed	14923/323		
01/22/97	16,500	Land + Bldg	Sale After Foreclosure			

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**Class: Tw o-Fam ily**

Card: 1 of 1

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### Dwelling Information

Style	Tw o Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Rem odeled	
Exterior Walls	Al/V inyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

## Basement

Basement	Full	# Car	Bsmt 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	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

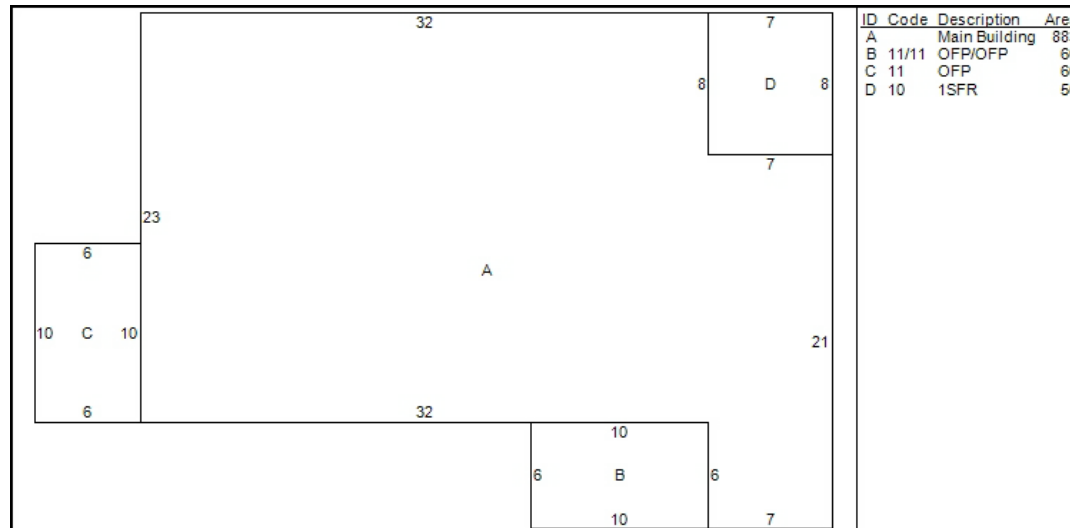
## Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	FAIR	Economic
Cost & Design	10	% Good Ovr
% Complete		

## Dwelling Computations

Base Price	355,023	% Good	45
Plumbing	9,787	% Good Override	
Basement	20,190	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	385,000	Additions	12,210
Ground Floor Area	883		
Total Living Area	1,822	Dwelling Value	202,790

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr	Blt	Grade	Condition	Value
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## 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		11	11		2,840
2		11			1,580
3		10			7,790