


Situs : 13 MITCHELL RD		Parcel ID: 111-034		Class : Two-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
OGIEDE OSARO AND ROSEMARY IGIEDE 11 MITCHELL RD BROCKTON MA 02301			Living Units 2 Neighborhood 90 Alternate ID 2 Vol / Pg 22030/97 District Zoning C2 Class Residential						
Property Notes									
<div><div>111-034 03/23/2020</div></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
	SF	4,121		74,230					
Total Acres: .0946 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	74,200	74,200	0	70,500					
Building	247,600	212,400	0	184,400					
Total	321,800	286,600	0	254,900					
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					
08/27/20	1486	5,000	EXTERIOR R W S						
06/24/20	927	2,000	DECK						
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
05/06/02	235,000	Land + Bldg	Valid Sale	22030/97		OGIEDE OSARO			
11/30/01		Land + Bldg	Transfer Of Convenience	21022/136					
10/01/89	139,900	Land + Bldg	Valid Sale						

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### Dwelling Information

Style	Two Family	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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

Heat Type	Basic
Fuel Type	Oil
System Type	Steam

## Fireplaces

**Stacks  
Openings  
Pre-Fab**

### Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

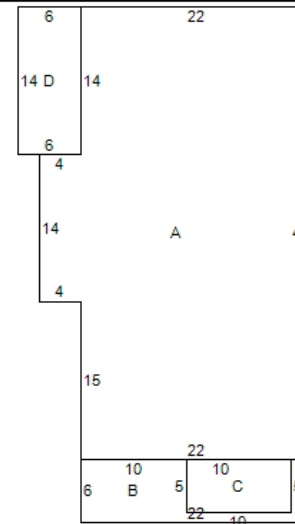
## Grade & Depreciation

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

## Dwelling Computations

Base Price	350,759	% Good	45
Plumbing	9,787	% Good Override	
Basement	21,943	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	382,490	Additions	17,200
Ground Floor Area	1,002		
Total Living Area	1,587	Dwelling Value	206,530

## Building Notes



ID	Code	Description	Area
A		Main Building	1002
B	11/31	OFF/WDK	82
C	11/11	OFF/OFP	50
D	50/10	BSMT/1SFR	84
E	RG1	GARAGE - WD/CB	228*

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	228	228	1	1925	C	G	5,830

### Condominium / Mobile Home Information

**Complex Name**  
**Condo Model**

Unit Number	Unit Level	Unit Parking	Model (MH)
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000
1100	1100	1100	1100
1200	1200	1200	1200
1300	1300	1300	1300
1400	1400	1400	1400
1500	1500	1500	1500
1600	1600	1600	1600
1700	1700	1700	1700
1800	1800	1800	1800
1900	1900	1900	1900
2000	2000	2000	2000
2100	2100	2100	2100
2200	2200	2200	2200
2300	2300	2300	2300
2400	2400	2400	2400
2500	2500	2500	2500
2600	2600	2600	2600
2700	2700	2700	2700
2800	2800	2800	2800
2900	2900	2900	2900
3000	3000	3000	3000
3100	3100	3100	3100
3200	3200	3200	3200
3300	3300	3300	3300
3400	3400	3400	3400
3500	3500	3500	3500
3600	3600	3600	3600
3700	3700	3700	3700
3800	3800	3800	3800
3900	3900	3900	3900
4000	4000	4000	4000
4100	4100	4100	4100
4200	4200	4200	4200
4300	4300	4300	4300
4400	4400	4400	4400
4500	4500	4500	4500
4600	4600	4600	4600
4700	4700	4700	4700
4800	4800	4800	4800
4900	4900	4900	4900
5000	5000	5000	5000
5100	5100	5100	5100
5200	5200	5200	5200
5300	5300	5300	5300
5400	5400	5400	5400
5500	5500	5500	5500
5600	5600	5600	5600
5700	5700	5700	5700
5800	5800	5800	5800
5900	5900	5900	5900
6000	6000	6000	6000
6100	6100	6100	6100
6200	6200	6200	6200
6300	6300	6300	6300
6400	6400	6400	6400
6500	6500	6500	6500
6600	6600	6600	6600
6700	6700	6700	6700
6800	6800	6800	6800
6900	6900	6900	6900
7000	7000	7000	7000
7100	7100	7100	7100
7200	7200	7200	7200
7300	7300	7300	7300
7400	7400	7400	7400
7500	7500	7500	7500
7600	7600	7600	7600
7700	7700	7700	7700
7800	7800	7800	7800
7900	7900	7900	7900
8000	8000	8000	8000
8100	8100	8100	8100
8200	8200	8200	8200
8300	8300	8300	8300
8400	8400	8400	8400
8500	8500	8500	8500
8600	8600	8600	8600
8700	8700	8700	

Unit Location  
Unit View  
Model Make (MH)

### Addition Details

Line #	Low	1st	2nd	3rd	Value
1		11	31		3,060
2		11	11		2,480
3	50	10			11,660