


Situs : 7 MITCHELL RD		Parcel ID: 111-035		Class : Two-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BLENMAN JASON G 7 MITCHELL RD BROCKTON MA 02302			Living Units 2 Neighborhood 90 Alternate ID 3 Vol / Pg 50979/283 District Zoning C2 Class Residential						
Property Notes									
									

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	2,983			72,580
Total Acres: .0685 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	72,600	72,600	0	69,300
Building	227,900	209,100	0	178,900
Total	300,500	281,700	0	248,200
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
02/14/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/10/20	56	1,000	REMODEL	
11/04/19	2066	15,900	SOLARPANLS	
09/05/03	40419	5,860	BLDG 1st & 2nd Fl Pr	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/05/19	310,000	Land + Bldg	Valid Sale	50979/283	Quit Claim	BLENMAN JASON G
02/08/00	77,000	Land + Bldg	Outlier-Written Desc Needed	18265/16		CENTEIO SEBASTIAO PINA
02/08/00		Land + Bldg	Transfer Of Convenience	18265/14		CENTEIO SEBASTIAO PINA

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

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	8	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

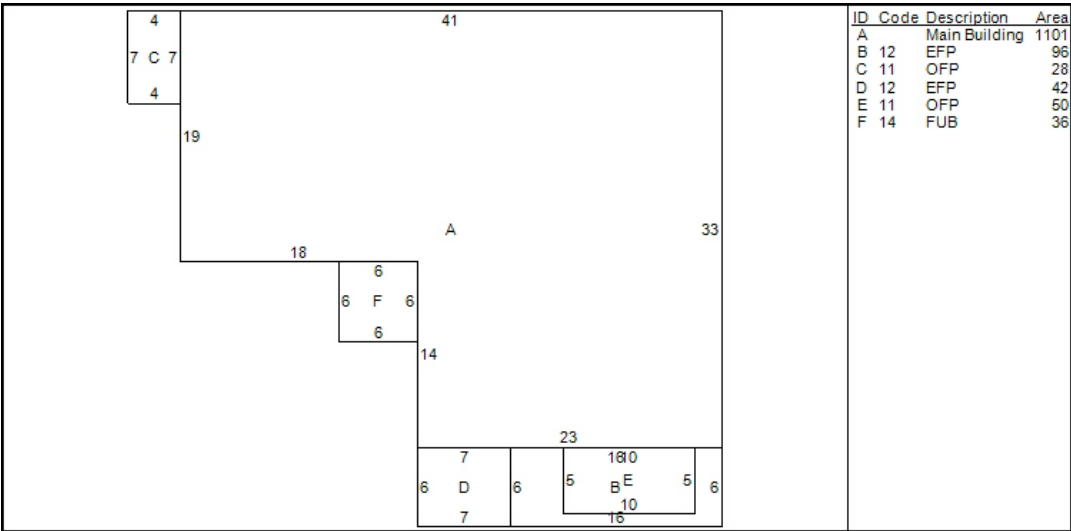
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	373,901	% Good	45
Plumbing	9,787	% Good Override	
Basement	23,390	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	407,080	Additions	7,620

Ground Floor Area	1,101		
Total Living Area	1,927	Dwelling Value	209,130

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		12			3,150	5		14			360
2		11			950						
3		12			1,760						
4			11		1,400						