

<b>Situs : 339 MONTELLO ST</b>	<b>Parcel ID: 111-050</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ALVES MARLUCIO A KLICIA PORTUGAL DIAS 339 MONTELLO ST BROCKTON MA 02301	Living Units    2 Neighborhood   90 Alternate ID    69 Vol / Pg        51267/238 District Zoning           C2 Class            Residential

Property Notes
TRUCK+RV STORAGE  2014 CHG COMM TO RESD



111-050 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,084			78,460
Total Acres: .1626 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,500
Building	437,200	508,600	0	359,400
Total	515,700	587,100	0	432,900
<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			
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
12/30/14	JOD	Unimproved	Other

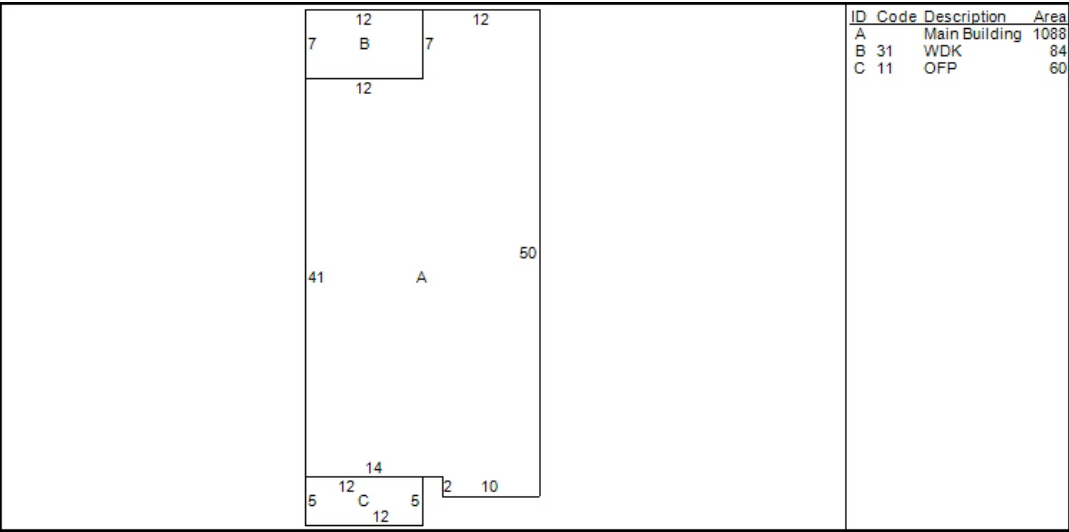
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
04/12/16	1	0	BLDG	100% Complete	100
05/27/15	O60894	0	BLDG	Occupancy, Building Completed &	0
01/01/15	B60894A	0	BLDG	Carry, Building Completed & Sold.	0
10/02/14	B60894	185,383	BLDG	2 Family House	35

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/21/19	100	Land + Bldg	Transfer Of Convenience	51267/238	Quit Claim	ALVES MARLUCIO A
06/01/15	355,000	Land + Bldg	Valid Sale	45617/254		ALVES MARLUCIO A
09/28/14	47,500	Land + Bldg	Change In Use After Sale	44780/1		
12/09/11	42,500	Land + Bldg	Sale After Foreclosure	40704/81		
06/25/10	360,000	Land + Bldg	Repossession	38662/125		

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Dwelling Information			
Style	Two Family	Year Built	2014
Story height	2.5	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		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	8	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	469,036	% Good	90
Plumbing	18,124	% Good Override	
Basement	21,470	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	5,040
Subtotal	508,630		
Ground Floor Area	1,088		
Total Living Area	2,720	Dwelling Value	508,580

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	
1		31			2,160	
2		11			2,880	