


<b>Situs : 331 MONTELLO ST</b>	<b>Parcel ID: 111-051</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
WOODS GINA A 331 MONTELLO ST BROCKTON MA 02301	Living Units    2 Neighborhood   90 Alternate ID    70 Vol / Pg        17813/61 District Zoning           C2 Class            Residential
<b>Property Notes</b>	



111-051 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	3,674			73,580
<div> <div>Total Acres: .0843</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,600	73,600	0	70,000
Building	322,300	326,100	0	265,600
Total	395,900	399,700	0	335,600
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
07/22/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/16/18	68882	6,465	ROOF/NEW	100
07/09/15	B62511	700	BLDG Redo Frnt Deck	0
05/03/13	B58102	2,000	BLDG Rbld 2nd Fl Prc	100
01/07/11	54340	2,800	BLDG Weatherization	0
02/22/99	30257	10,000	BLDG V Winds, V Side	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type      Grantee
08/27/99	132,000	Land + Bldg	Valid Sale	17813/61	
10/29/98	55,000	Land + Bldg	Change After Sale (Physical)	16751/30	

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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1900
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	10		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

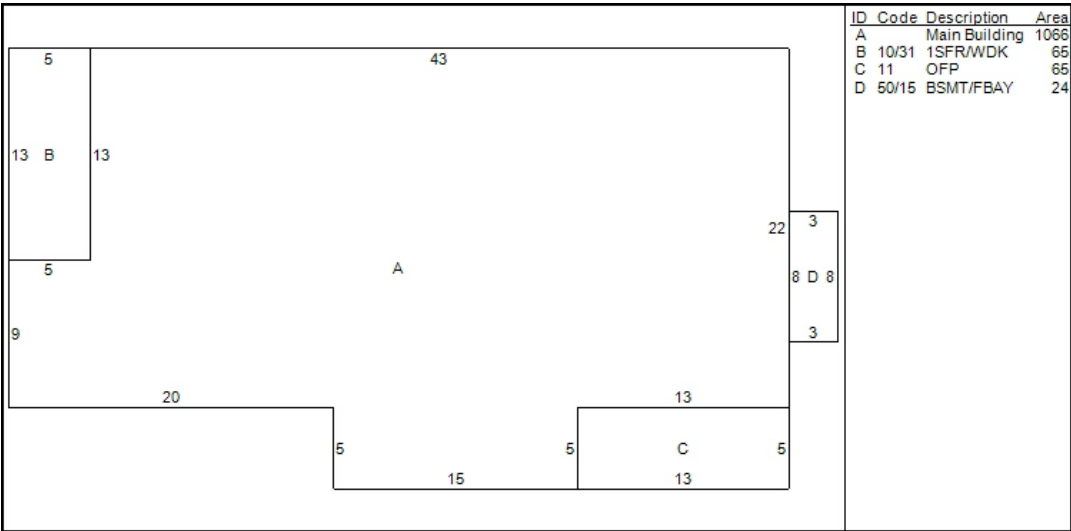
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

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

Dwelling Computations			
<b>Base Price</b>	401,912	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	22,857	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	9,842	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	444,400	<b>Additions</b>	23,060

<b>Ground Floor Area</b>	1,066		
<b>Total Living Area</b>	2,221	<b>Dwelling Value</b>	326,140

Building Notes	



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

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10	31		13,020	
2		11			2,290	
3	50	15			7,750	