


Situs : 411 MONTELLO ST		Parcel ID: 111-074		Class : Two-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
TAVARES MARIA MONTROND ANTONIO ALBERTO TAVARES 411 MONTELLO ST BROCKTON MA 02301			Living Units 2 Neighborhood 90 Alternate ID 64 Vol / Pg 35125/325 District Zoning C2 Class Residential						
Property Notes									
									
111-074 03/22/2020									

Land Information					Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
SF	4,022			74,080	Land	74,100	74,100	0	70,400
					Building	350,400	394,700	0	282,000
					Total	424,500	468,800	0	352,400
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									

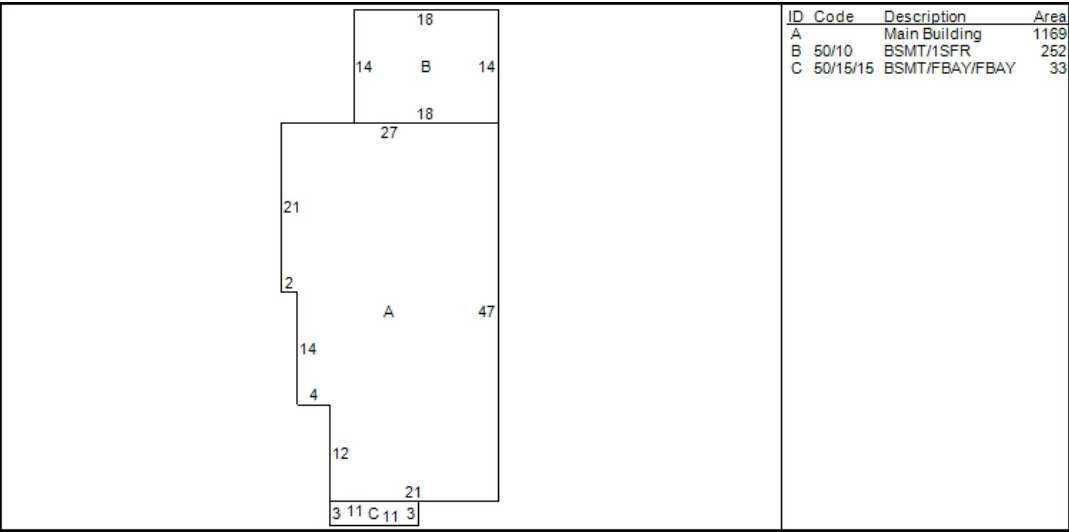
Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
08/20/20	GL	Field Review	Other	07/16/07	48881	1,000	BLDG Strip & Reroof	0
				05/07/03	B39424	1,000	BLDG	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/28/07		Land + Bldg	Transfer Of Convenience	35125/325		
08/08/02	235,000	Land + Bldg	Valid Sale	22591/299		

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Dwelling Information			
Style	Two Family	Year Built	1900
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	10	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18		
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	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	428,706	% Good	62
Plumbing	9,787	% Good Override	
Basement	24,381	Functional	
Heating	0	Economic	
Attic	41,995	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	504,870	Additions	50,340
Ground Floor Area	1,169		
Total Living Area	3,124	Dwelling Value	394,660

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	50	10			33,850	
2	50	15	15		16,490	