


<b>Situs : 437 MONTELLO ST</b>	<b>Parcel ID: 112-020</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>
DEPINA CARLOTA R 437 MONTELLO ST BROCKTON MA 02302	Living Units    2 Neighborhood   90 Alternate ID    62A Vol / Pg        36666/142 District Zoning           C2 Class            Residential
<b>Property Notes</b>	



112-020 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	4,644			74,980
<div>Total Acres: .1066</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,000	75,000	0	71,000
Building	322,100	331,500	0	264,000
Total	397,100	406,500	0	335,000
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
06/12/01	BM	Estimated For Misc Reason	Other
05/29/01	RB	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/26/04	41421	8,500	BLDG Strip & Reroof	100
06/02/00	32837	1,500	BLDG Kit Sink, Int S	100
05/15/00	32359	8,500	BLDG 2 Rms Bsmt	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/07/09	136,500	Land + Bldg	Valid Sale	36666/142		
12/16/05	383,000	Land + Bldg	Valid Sale	31923/227		
04/02/01		Land + Bldg	Transfer Of Convenience	19597/221		
04/02/01		Land + Bldg	Family Sale	19597/199		
03/02/00	140,500	Land + Bldg	Valid Sale	18321/16		
03/02/00	140,500	Land + Bldg	Valid Sale	18321/16		
11/24/98		Land + Bldg	Family Sale	16851/336		
08/01/87	129,900	Land + Bldg	Outlier-Written Desc Needed			
04/01/83	37,000	Land + Bldg				

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**Dwelling Information**

<b>Style</b> Two o Family	<b>Year Built</b> 1879	
<b>Story height</b> 2.5	<b>Eff Year Built</b>	
<b>Attic</b> None	<b>Year Remodeled</b>	
<b>Exterior Walls</b> Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b> x		
<b>Color</b> Gray	<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**

<b>Heat Type</b> Basic	<b>Stacks</b>	
<b>Fuel Type</b> Gas	<b>Openings</b>	
<b>System Type</b> Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b> 6	<b>Full Baths</b> 3	
<b>Family Rooms</b>	<b>Half Baths</b>	
<b>Kitchens</b> 3	<b>Extra Fixtures</b>	
<b>Total Rooms</b> 14		
<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>	

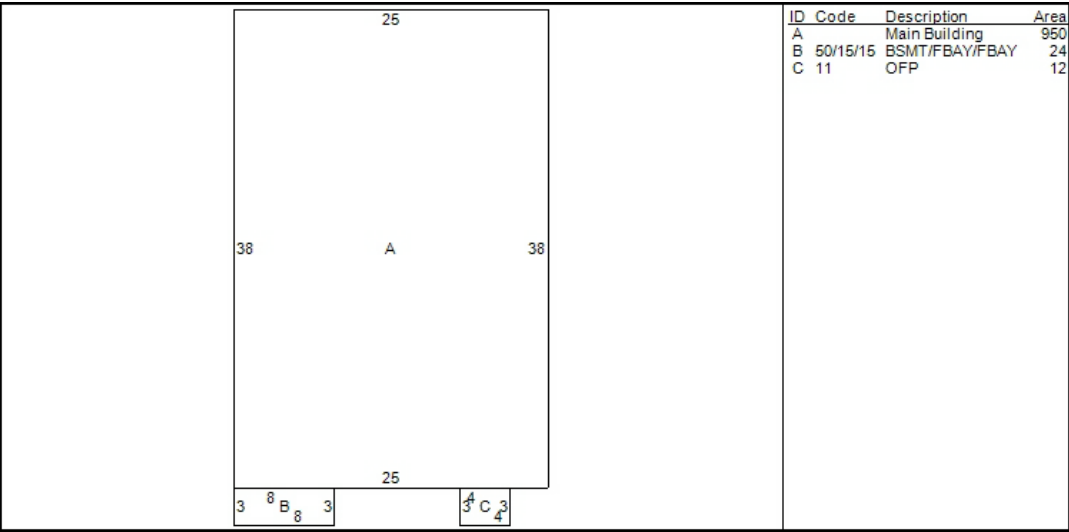
**Grade & Depreciation**

<b>Grade</b> C	<b>Market Adj</b>	
<b>Condition</b> Average	<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> 428,450	<b>% Good</b> 62	
<b>Plumbing</b> 18,124	<b>% Good Override</b>	
<b>Basement</b> 19,612	<b>Functional</b>	
<b>Heating</b> 0	<b>Economic</b>	
<b>Attic</b> 0	<b>% Complete</b>	
<b>Other Features</b> 0	<b>C&amp;D Factor</b> 10	
	<b>Adj Factor</b> 1	
<b>Subtotal</b> 466,190	<b>Additions</b> 13,570	

<b>Ground Floor Area</b> 950		
<b>Total Living Area</b> 2,423	<b>Dwelling Value</b> 331,510	



**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 Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1	50	15	15		12,830
2		11			740

**Building Notes**