

**Situs : 16 SOMERSET PL**

**Parcel ID: 112-031**

**Class: Two-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

MARSH PAUL A  
16 SOMERSET PL  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 2  
Neighborhood 90  
Alternate ID 2  
Vol / Pg 50853/114  
District  
Zoning C2  
Class Residential

**Property Notes**



112-031 03/23/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
SF	6,771			78,070

Total Acres: .1554  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	78,100	78,100	0	73,300
Building	446,000	550,900	0	375,300
Total	524,100	629,000	0	448,600

**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
04/09/19	JC	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
08/13/14	B60556	8,000	BLDG Heat+A/C System	100
07/01/14	B60252	100,000	BLDG Int/Ext Remodel	100
10/09/02	37766	10,000	BLDG Kit, Bth Flr. W	100

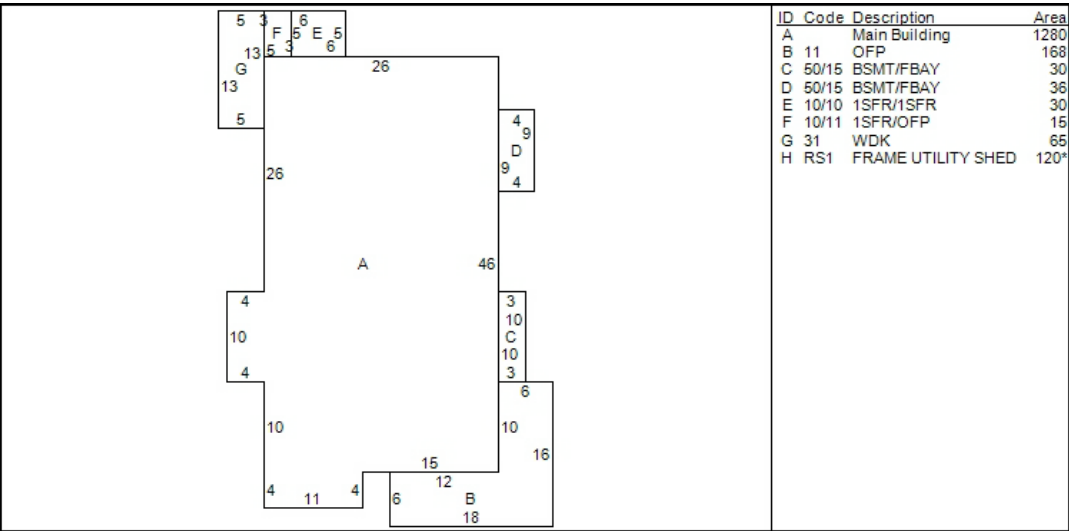
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/28/19	480,000	Land + Bldg	Valid Sale	50853/114	Quit Claim	MARSH PAUL A
05/03/16	329,900	Land + Bldg	Valid Sale	46881/176	Quit Claim	CORREIA FARAH
05/27/14	65,000	Land + Bldg	Transfer Of Convenience	44350/133		
11/21/12		Land + Bldg	Transfer Of Convenience	42275/45		
11/21/12	100,000	Land + Bldg	Sale After Foreclosure	42275/42		
02/17/11	102,900	Land + Bldg	Repossession	39672/49		
09/24/02	258,500	Land + Bldg	Valid Sale	22936/82		
10/12/00	115,500	Land + Bldg	Change After Sale (Physical)	18967/61		
07/01/84	67,500	Land + Bldg				

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Dwelling Information			
Style	Two Family	Year Built	1889
Story height	2.5	Eff Year Built	1990
Attic	None	Year Remodeled	2015
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	None	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Better	Unfinished Area	640
Cathedral Ceiling	x	Unheated Area	640
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	568,144	% Good	82
Plumbing	9,787	% Good Override	
Basement	26,006	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	-58,944	C&D Factor	10
		Adj Factor	1
Subtotal	544,990	Additions	58,950
Ground Floor Area	1,280		
Total Living Area	3,341	Dwelling Value	550,530

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 120		120	1	1981	C	F	330

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		11			5,900	5		10	11		7,870	
2	50	15			11,560	6		31			1,720	
3	50	15			12,790							
4		10	10		19,110							