

<b>Situs : 22 SOMERSET PL</b>	<b>Parcel ID: 112-033</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FERNANDES GUILHERMINA MIGUEL JOSE FERNANDES 56 NILSSON ST BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 3 Vol / Pg 35819/27 District Zoning C2 Class Residential

Property Notes



112-033 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,460			76,170
Total Acres: .1253 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,200	76,200	0	71,900
Building	336,900	317,600	0	276,600
Total	413,100	393,800	0	348,500
<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
07/19/19	CP	Field Review	Other
04/01/16	JPO	Entry & Sign	Ow ner

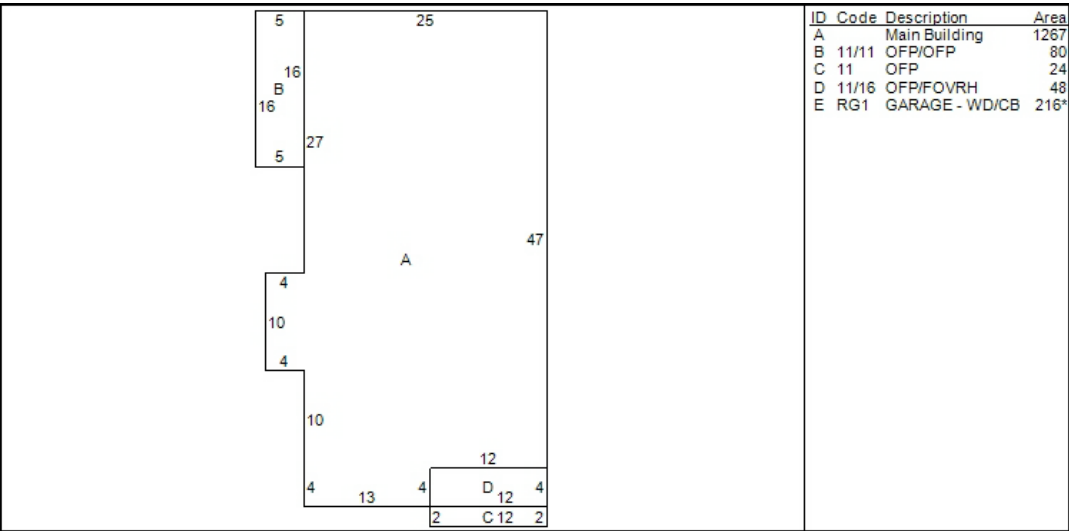
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/06/18	69082	3,890	WNDWS	
09/24/99	31454	300	BLDG Rep S V Siding,	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/07/08		Land + Bldg	Transfer Of Convenience	35819/27		
05/26/99	60,000	Land + Bldg	Repossession	17492/347		
06/01/87	151,500	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	3 Fam Slope	Year Built	1895
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
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	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	563,707	% Good	45
Plumbing	19,574	% Good Override	
Basement	25,803	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	609,080	Additions	12,340
Ground Floor Area	1,267		
Total Living Area	3,216	Dwelling Value	313,840

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	216	216	1	1925	C	F	3,790

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		11	11		3,470	
2		11			860	
3		11	16		8,010	