


<b>Situs : 9 SOMERSET PL</b>	<b>Parcel ID: 112-041</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
OGIAMEN FRIDAY DANIELLE OGIAMEN 9 SOMERSET PL BROCKTON MA 02302	Living Units    3 Neighborhood   90 Alternate ID    386-1 MAIN Vol / Pg        46044/167 District Zoning           C2 Class            Residential
<b>Property Notes</b>	



112-041 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	3,758			73,700
Total Acres: .0863 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
<b>Land</b>	73,700	73,700	0	70,100
<b>Building</b>	401,300	427,600	0	348,300
<b>Total</b>	475,000	501,300	0	418,400
<div style="text-align: right; margin-bottom: 5px;"><b>Manual Override Reason</b></div> <div style="display: flex; justify-content: space-between;"> <div> <b>Value Flag</b> MARKET APPROACH  <b>Gross Building:</b> </div> <div> <b>Base Date of Value</b> 1/1/2020  <b>Effective Date of Value</b> 1/1/2020                         </div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
09/27/01	35473	500	BLDG        Roof		100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/15/15	355,000	Land + Bldg	Valid Sale	46044/167		OGIAMEN FRIDAY
12/03/12	1	Land + Bldg	Transfer Of Convenience	42328/301		
12/09/03	381,000	Land + Bldg	Valid Sale	27187/273		
07/19/02	250,000	Land + Bldg	Valid Sale	22460/176		
03/24/97	17,500	Land + Bldg	Changed After Asmt Date/B4 Sale	15046/241		

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## Dwelling Information

Style	3 Fam Slope	Year Built	1894
Story height	2.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Gas	Openings
System Type	Hot Water	Pre-Fab

### Room Detail

Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens	3	Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext Cathedral Ceiling x Unfinished Area  
Unheated Area

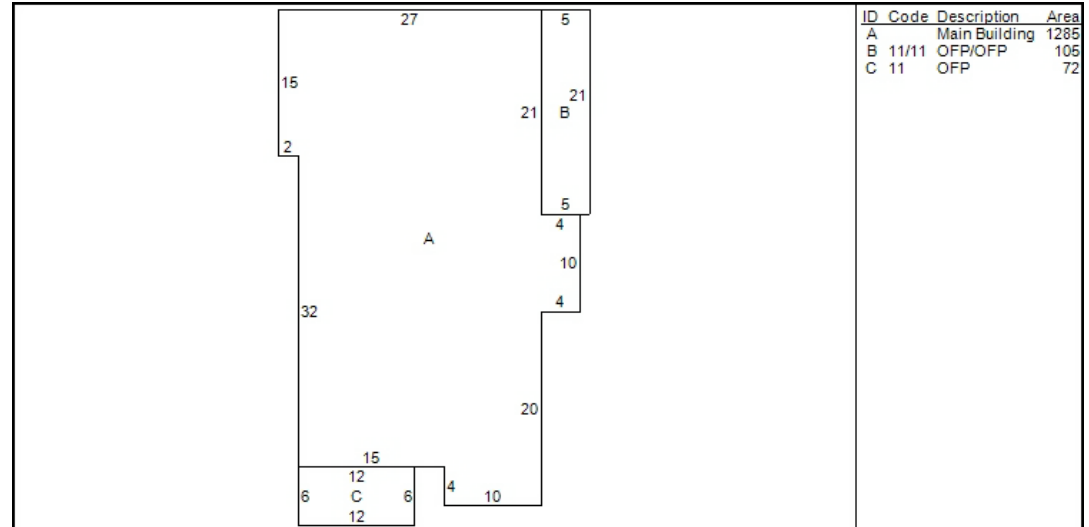
## Grade & Depreciation

<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

Base Price	569,255	% Good	62
Plumbing	19,574	% Good Override	
Basement	26,057	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	614,890	Additions	8,190
Ground Floor Area	1,285		
Total Living Area	3,534	Dwelling Value	427,550

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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### 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		5,770
2		11			2,420