

Situs : 44 RIVERVIEW ST		Parcel ID: 124-024		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
STARSJA MARIA H DAIANA T MONIZ 44 RIVERVIEW ST BROCKTON MA 02302			Living Units 3 Neighborhood 210 Alternate ID 5 Vol / Pg 48874/240 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors		Influence %		Value		
Primary		SF 7,000					78,400		
Residual		SF 6,200					4,530		
Total Acres: .303 Spot: Location:									
Entrance Information									
Date		ID	Entry Code		Source				
08/25/20		GL	Field Review		Other				
11/05/14		DR	Not At Home		Other				
Assessment Information									
		Appraised		Cost		Income		Prior	
Land		82,900		82,900		0		76,800	
Building		398,100		406,000		0		315,400	
Total		481,000		488,900		0		392,200	
Manual Override Reason									
Value Flag		MARKET APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Permit Information									
Date Issued		Number		Price		Purpose		% Complete	
Sales/Ownership History									
Transfer Date		Price	Type	Validity		Deed Reference		Deed Type	
08/31/17		385,000	Land + Bldg	Valid Sale		48874/240		Quit Claim	
05/11/15		151,000	Land + Bldg	Repossession		45529/174			
08/01/89			Land + Bldg	Valid Sale				Grantee	
								STARSJA MARIA H ASSONET REALTY LLC	

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Dwelling Information			
Style	3 Fam Slope	Year Built	1900
Story height	2.5	Eff Year Built	1935
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	Steam	Pre-Fab	

Room Detail			
Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	13	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

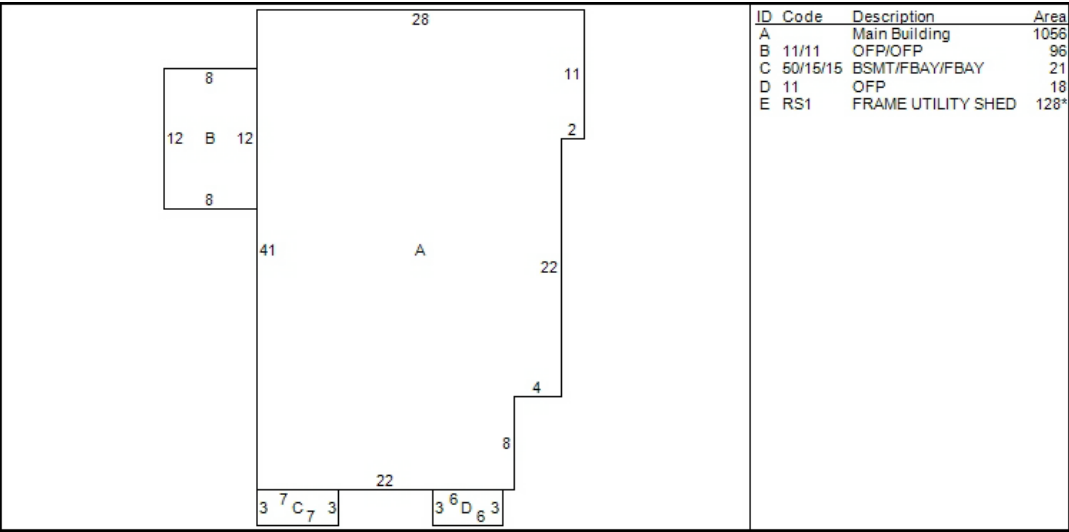
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
	Unfinished Area
	Unheated Area

Grade & Depreciation	
Grade	C+
Condition	Good
CDU	AVERAGE
Cost & Design	10
% Complete	
	Market Adj
	Functional
	Economic
	% Good Ovr

Dwelling Computations			
Base Price	496,571	% Good	65
Plumbing	19,574	% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	20,220
Subtotal	538,880		

Ground Floor Area	1,056		
Total Living Area	2,682	Dwelling Value	405,520

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 16		128	1	1970	C	A	470

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		5,660	
2	50	15	15		13,520	
3		11			1,040	