

<b>Situs : 40 PINE AV</b>	<b>Parcel ID: 126-009</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ROBBINS CARMEN T 40 PINE AVE BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 6 Vol / Pg 52016/327 District Zoning R1C Class Residential

Property Notes



126-009 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,520		74,800
Total Acres: .1038 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,800	74,800	0	70,900
Building	180,800	183,100	0	150,500
Total	255,600	257,900	0	221,400
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
08/26/20	GL	Field Review	Other
11/05/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/06/01	35907	3,575	BLDG Strip & Reroof	100
08/28/97	27941	2,500	BLDG Repr/Prch-FI-RI	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/27/19	100	Land + Bldg	Transfer Of Convenience	52016/327	Quit Claim	ROBBINS CARMEN T
10/19/17	10	Land + Bldg	Transfer Of Convenience	49064/109	Quit Claim	ROBBINS CARMEN T
				3031/406		

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Dwelling Information			
Style	Colonial Ne	Year Built	1920
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Brown		
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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	273,624	% Good	62
Plumbing		% Good Override	
Basement	17,117	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	290,740	Additions	2,790
Ground Floor Area	672		
Total Living Area	1,008	Dwelling Value	183,050
Building Notes			

Outbuilding Data																																	
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																									
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>672</td> </tr> <tr> <td>B</td> <td>14</td> <td>FUB</td> <td>30</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>144</td> </tr> <tr> <td>D</td> <td>31/31</td> <td>WDK/WDK</td> <td>32</td> </tr> <tr> <td>E</td> <td>11</td> <td>OFP</td> <td>20</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	672	B	14	FUB	30	C	31	WDK	144	D	31/31	WDK/WDK	32	E	11	OFP	20
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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		14			310																												
2		31			1,490																												
3		31	31		680																												
4		11			310																												