


Situs : 66 PINE AV EXT	Parcel ID: 127-070R	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
VILMENAY JOSUE E MARIE PASCALE VILMENAY 66 PINE AVE EXT BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 5-4 HEMLOCK ST Vol / Pg 36468/004 District Zoning R1C Class Residential
Property Notes	



127-070R 03/23/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	965		700
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> Total Acres: .1829 Location: </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	283,700	272,200	0	240,700
Total	362,800	351,300	0	314,700
<div style="text-align: right; margin-top: 10px;"> Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 </div>				
Value Flag MARKET APPROACH Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
06/08/18	CP	Field Review	Other

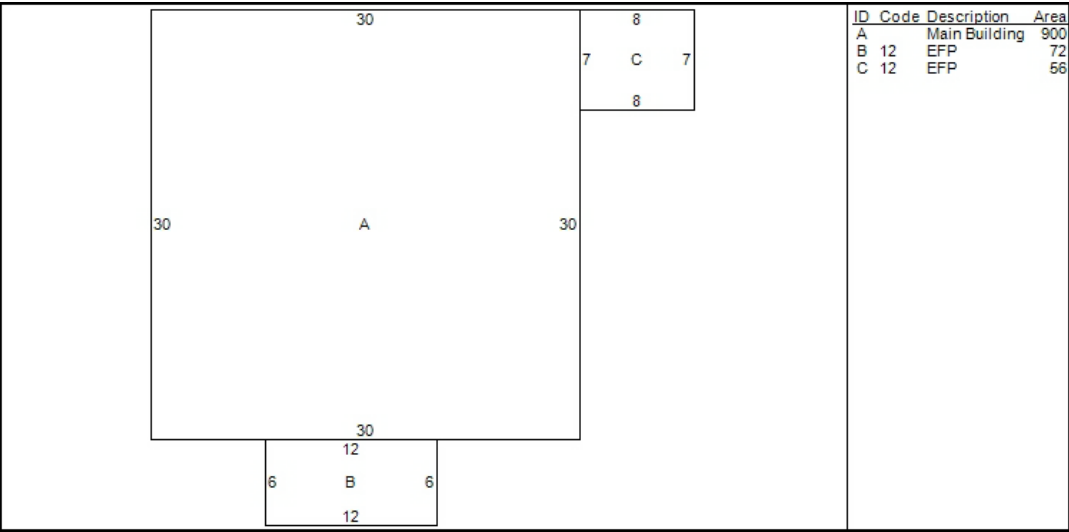
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/14/16	64867	18,000	SIDING	100
10/27/08	50935	5,000	BLDG 5 Winds,3 Drs,	0
03/07/02	36250	2,000	BLDG Rep Kit Flr, 2	100
02/26/01	34161	2,862	BLDG 6 Rep Window s	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
10/22/08	125,000	Land + Bldg	Sale After Foreclosure	36468/004	
04/30/08	1	Land + Bldg	Transfer Of Convenience	35912/001	
04/16/08	293,988	Land + Bldg	Repossession	35856/211	
08/23/06		Land + Bldg	Transfer Of Convenience	33233/25	
09/03/02	276,000	Land + Bldg	Valid Sale	22771/95	

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	359,488	% Good	62
Plumbing	9,787	% Good Override	
Basement	20,444	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	389,720	Additions	6,440
Ground Floor Area	900		
Total Living Area	1,800	Dwelling Value	272,230

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		12			3,530	
2		12			2,910	