

Situs : 82 THATCHER ST	Parcel ID: 134-164	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FISCHER FREDERICK C JR & PATRICIA E FISCHER 82 THATCHER ST BROCKTON MA 02302	Living Units 1 Neighborhood 250 Alternate ID 6 Vol / Pg 04446/00416 District Zoning R1C Class Residential

Property Notes



134-164 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,100		89,890
Total Acres: .186 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,900	89,900	0	79,200
Building	159,600	161,700	0	160,300
Total	249,500	251,600	0	239,500
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
09/11/20	CM	Field Review	Other
12/04/14	DR	Unoccupied	Ow ner

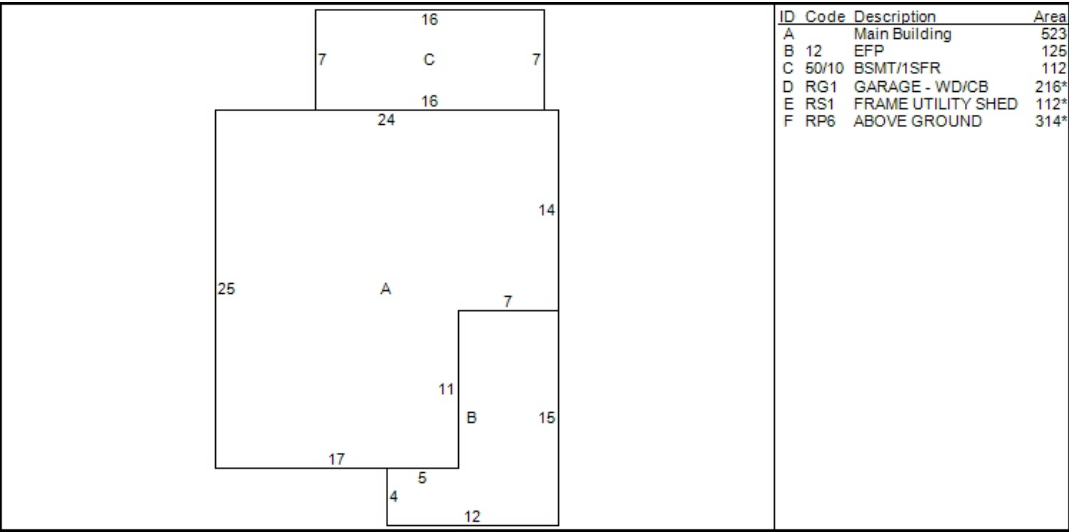
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/05/01	35511	4,000	BLDG Shingles 1 Laye	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4446/416		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	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	221,030	% Good	62
Plumbing		% Good Override	
Basement	13,827	Functional	
Heating	6,026	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	240,880	Additions	8,130
Ground Floor Area	523		
Total Living Area	897	Dwelling Value	157,480

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
Frame Shed	8 x	14	112	1	1990	C	A	410
Ag Pool	1 x	314	314	1	1990	D	A	

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			2,360	
2	50	10			5,770	