

Situs : 15 SKINNER ST

Parcel ID: 135-009

Class : Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

OLIVEIRA HELDER M
15 SKINNER ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 2
Neighborhood 210
Alternate ID 16
Vol / Pg 43653/94
District
Zoning R2
Class Residential

Property Notes

12/2011 SHORT MLS



135-009 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,685		76,490

Total Acres: .1305
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	76,500	76,500	0	72,100
Building	288,500	292,100	0	254,600
Total	365,000	368,600	0	326,700

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/27/20	GL	Field Review	Other
06/04/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/29/16	66094	1,000	FLOORS	100
02/08/12	56080	17,000	BLDG	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/27/13	209,000	Land + Bldg	Valid Sale	43653/94		
12/29/11	133,000	Land + Bldg	Outlier-Written Desc Needed	40795/247		
06/26/06	389,000	Land + Bldg	Valid Sale	32923/274		
12/29/03	292,471	Land + Bldg	Valid Sale	27303/054		
03/27/01	189,900	Land + Bldg	Valid Sale	19556/64		
03/31/99	136,000	Land + Bldg	Valid Sale	17309/45		

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Dwelling Information

Style Tw o Family	Year Built 1884
Story height 1.5	Eff Year Built
Attic None	Year Remodeled
Exterior Walls Al/Vinyl	Amenities
Masonry Trim x	
Color Natural	In-law Apt No

Basement

Basement Full	# Car Bsm t Gar
FBLA Size 300	FBLA Type
Rec Rm Size x	Rec Rm Type

Heating & Cooling

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 9	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

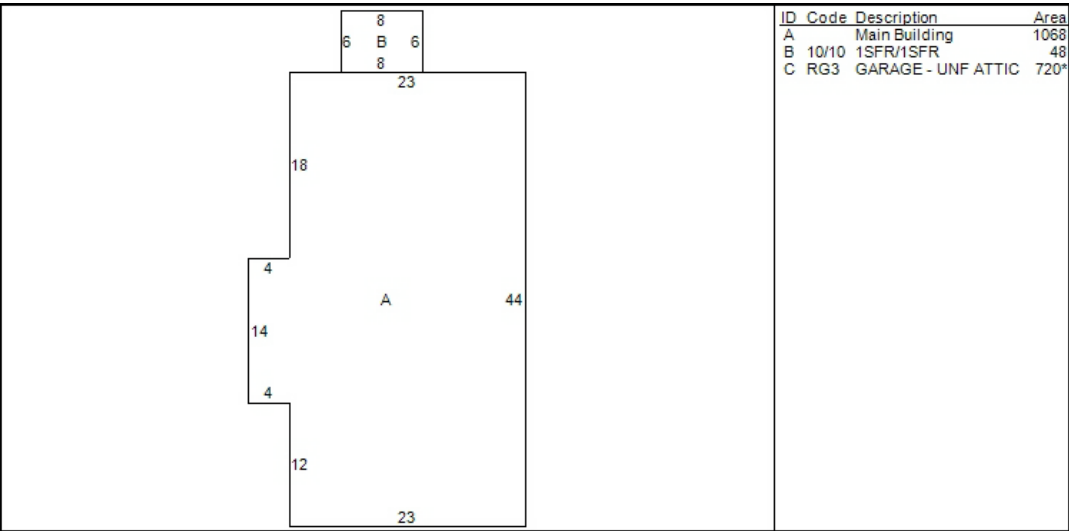
Grade C	Market Adj
Condition Good	Functional
CDU AVERAGE	Economic
Cost & Design 10	% Good Ovr
% Complete	

Dwelling Computations

Base Price 339,062	% Good 62
Plumbing 9,062	% Good Override
Basement 21,211	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 14,808	C&D Factor 10
	Adj Factor 1
Subtotal 384,140	Additions 17,420

Ground Floor Area 1,068	
Total Living Area 1,998	Dwelling Value 279,400

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	720	720	1	1993	C	A	12,720

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		10	10		17,420