

Situs : 5 MIDDLE ST	Parcel ID: 135-013	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TEIXEIRA SIMAO D 5 MIDDLE ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 3 Vol / Pg 44760/313 District Zoning R2 Class Residential
Property Notes	



135-013 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,350		73,110
<div> <div>Total Acres: .0769</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,100	73,100	0	69,700
Building	322,700	335,600	0	271,500
Total	395,800	408,700	0	341,200
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/27/20	GL	Field Review	Other
06/19/01	FAB	Estimated For Misc Reason	Other
05/27/98	FT	Entry & Sign	Tenant

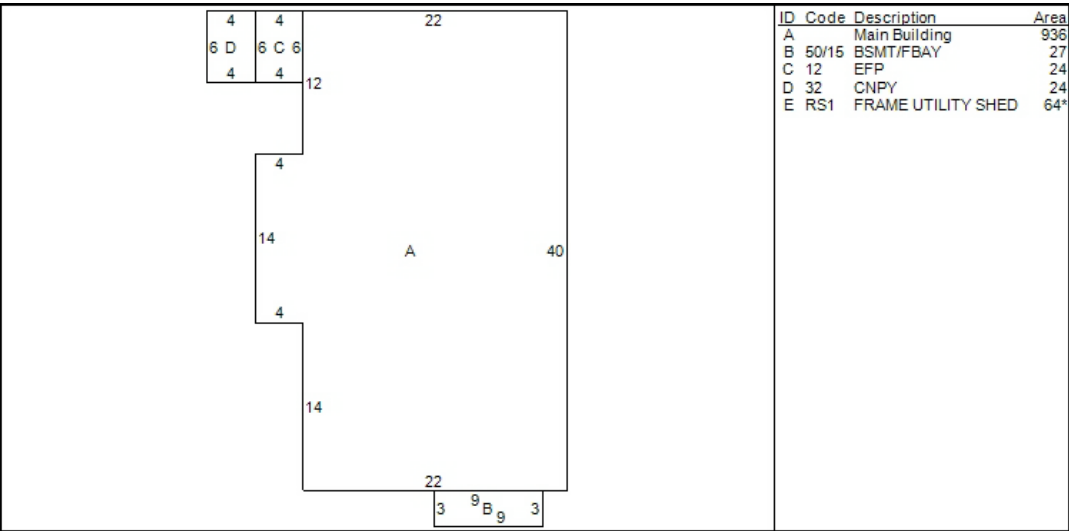
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/27/10	53095	6,500	BLDG Layover Shingle	0
08/30/00	33374	7,500	BLDG V Side, Fascia,	100
11/05/97	28244	6,000	BLDG Ptch Wls, Repair	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/09/18	374,900	Land + Bldg	Valid Sale	49489/106	Quit Claim	TEIXEIRA SIMAO D
09/22/14	137,000	Land + Bldg	Repossession	44760/313		TEIXEIRA SIMAO D
06/30/03	280,000	Land + Bldg	Valid Sale	25625/266		

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Dwelling Information			
Style	Tw o Family	Year Built	1900
Story height	1.5	Eff Year Built	1975
Attic	None	Year Remodeled	2010
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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		Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		
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	335,334	% Good	80
Plumbing	9,787	% Good Override	
Basement	20,978	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	366,100	Additions	13,120
Ground Floor Area	936		
Total Living Area	1,431	Dwelling Value	335,290

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 8		64	1	1995	C	A	310

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	50	15			10,640	
2		12			2,080	
3		32			400	