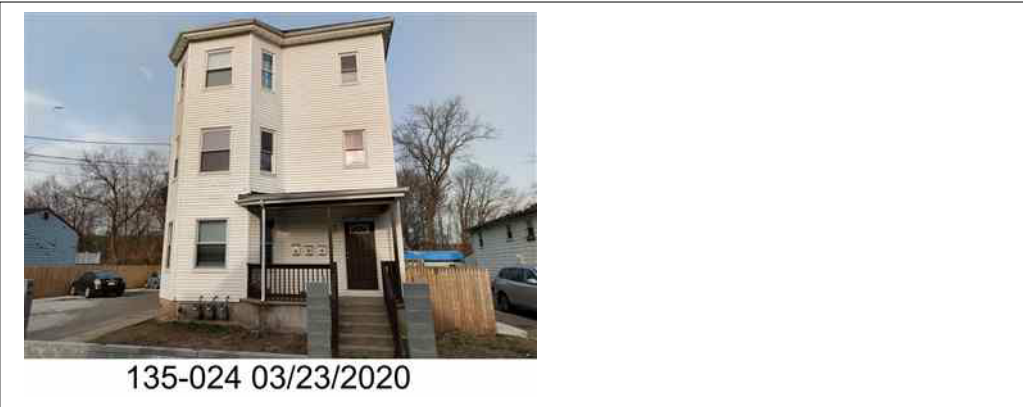


<b>Situs : 19 OTIS ST</b>	<b>Parcel ID: 135-024</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RESENDE JESUINO A LUIS GOMES S RESENDE 19 OTIS ST BROCKTON MA 02302	Living Units 3 Neighborhood 210 Alternate ID 31 Vol / Pg 49113/31 District Zoning R2 Class Residential

Property Notes
2010 SHORT SALE/MLS



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,925		76,840
Total Acres: .136 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,800	76,800	0	72,400
Building	420,600	473,100	0	356,400
Total	497,400	549,900	0	428,800
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
08/27/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/19/10	52885	5,500	BLDG Remv Basmt Apt	0
08/03/00	33234	30,000	BLDG Rem F D Structu	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/17	487,000	Land + Bldg	Valid Sale	49113/31	Quit Claim	RESENDE JESUINO A
10/10/14		Land + Bldg	Transfer Of Convenience	44829/22		
02/12/10	150,250	Land + Bldg	Sold Twice In Same Year	38236/257		
02/12/10	165,000	Land + Bldg	Outlier-Written Desc Needed	38236/024		
03/28/07		Land + Bldg	Transfer Of Convenience	34303/241		
11/23/05	1	Land + Bldg	Family Sale	31766/347		
03/19/03	333,000	Land + Bldg	Court Order/Decree	24534/54		
06/01/86	130,000	Land + Bldg				
04/01/84	43,000	Land + Bldg				

<b>Situs : 19 OTIS ST</b>	<b>Parcel Id: 135-024</b>	<b>Class: Three-Family</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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**Dwelling Information**

<b>Style</b>	3 Fam Flat	<b>Year Built</b>	1899
<b>Story height</b>	3	<b>Eff Year Built</b>	1970
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	9	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	15		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

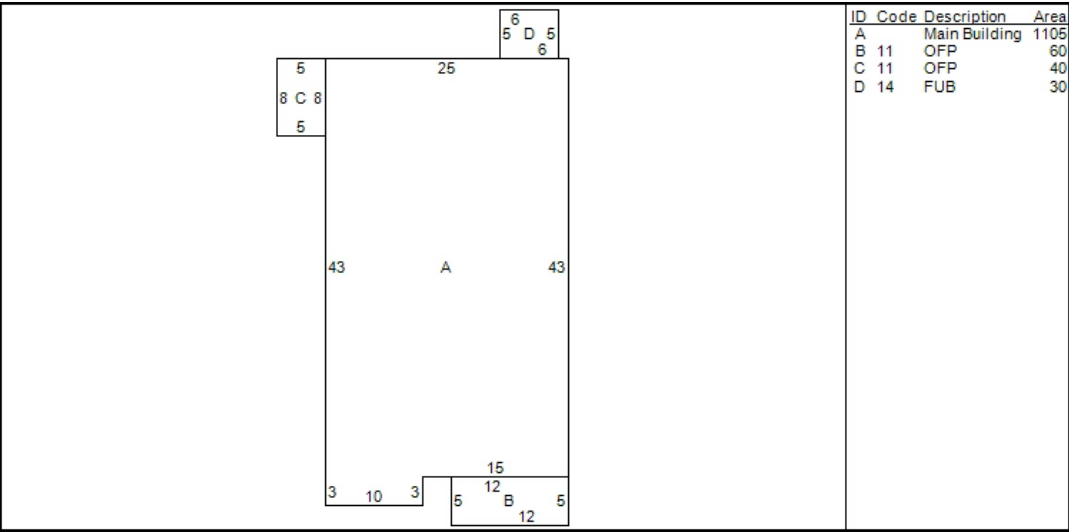
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	520,434	<b>% Good</b>	76
<b>Plumbing</b>	18,124	<b>% Good Override</b>	
<b>Basement</b>	21,705	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
		<b>Additions</b>	4,710
<b>Subtotal</b>	560,260		
<b>Ground Floor Area</b>	1,105		
<b>Total Living Area</b>	3,315	<b>Dwelling Value</b>	473,090

**Building Notes**



**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		11			2,430
2		11			1,820
3		14			460