

Situs : 390 MONTELLO ST	Parcel ID: 135-084	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
VIEIRA MANUEL J JR 21 E MAIN ST #1 BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 314 Vol / Pg 27118/300 District Zoning C2 Class Residential
Property Notes	



135-084 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,029			75,540
Total Acres: .1154 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,500	75,500	0	71,400
Building	331,000	335,900	0	285,100
Total	406,500	411,400	0	356,500
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
08/21/20	GL	Field Review	Other

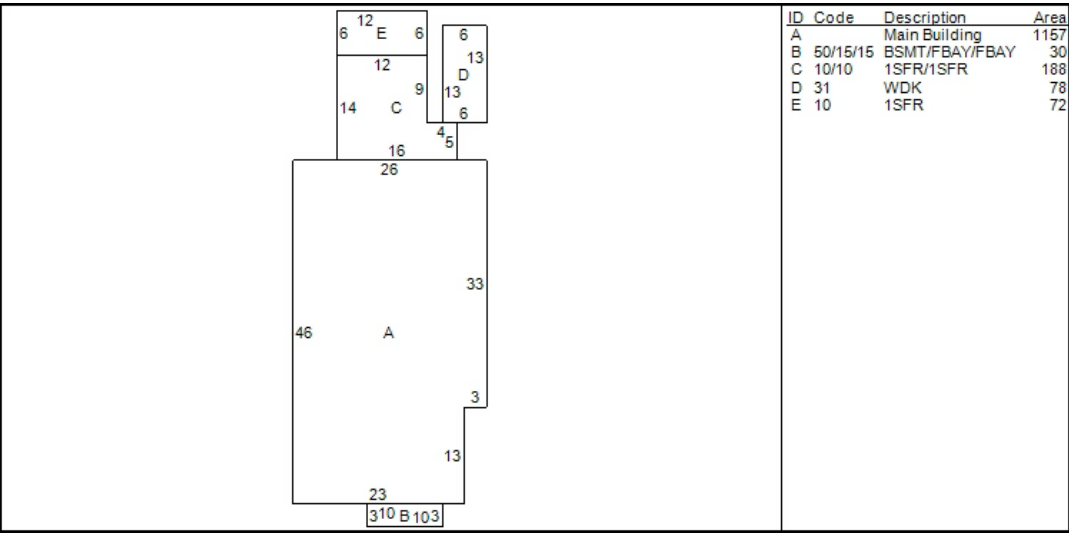
Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/26/03	376,000	Land + Bldg	Valid Sale	27118/300		
08/24/01	220,000	Land + Bldg	Valid Sale	20416/35		
09/28/00	175,000	Land + Bldg	Valid Sale	18922/148		
01/13/97	88,000	Land + Bldg		14907/85		
08/01/88	63,000	Land + Bldg	Family Sale			
05/01/85	92,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	3 Fam Slope	Year Built	1880
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	8	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	16	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	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	537,350	% Good	45
Plumbing	18,124	% Good Override	
Basement	22,410	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	49,860
Subtotal	577,880		
Ground Floor Area	1,157		
Total Living Area	3,979	Dwelling Value	335,910

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	50	15	15		10,530	
2		10	10		29,970	
3		31			990	
4		10			8,370	