

Situs : 396 MONTELLO ST	Parcel ID: 135-085	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ANDRADE ADALBERTO T 125 HART ST APT 3B TAUNTON MA 02780-3799	Living Units 2 Neighborhood 90 Alternate ID 315 Vol / Pg 47573/342 District Zoning C2 Class Residential
Property Notes	



135-085 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
	SF			
	7,000			78,400
	SF			2,260
<div>Total Acres: .2319</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,700	80,700	0	75,100
Building	421,400	484,100	0	346,200
Total	502,100	564,800	0	421,300
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	MARKET APPROACH			
HOUSE FOUNDATIO	10000			

Entrance Information			
Date	ID	Entry Code	Source
08/21/20	GL	Field Review	Other
08/04/16	CP	Entry & Sign	Ow ner

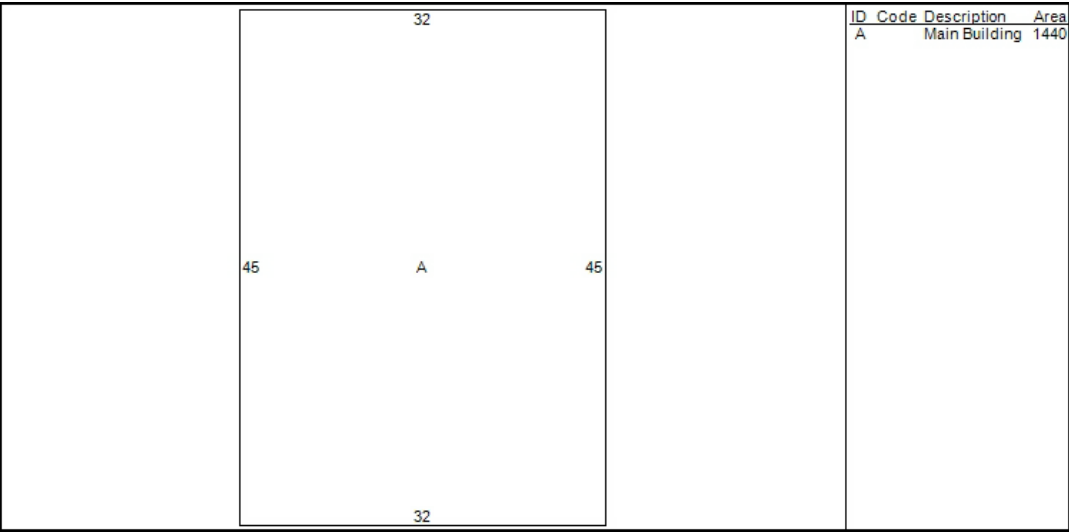
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/03/16	65973	4,000	SOLARPANLS	100
10/20/16	Z58647	186,910	NEW CONSTR	100
04/12/16	1	0	BLDG	40%Complete; 6/6/16 Found Still V
07/01/15	B62462	5,000	BLDG	Central Hvac; 2nd Floor Only For A
01/01/14	2	0	BLDG	Carryover Fndn

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/07/16	365,000	Land + Bldg	Valid Sale	47573/342	Quit Claim	ANDRADE ADALBERTO T
11/07/08	65,000	Land Only	Intra-Corporate	36515/140		
04/14/97	11,000	Land + Bldg	To/From Government	15094/69		

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Dwelling Information			
Style	Tw o Family	Year Built	2015
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Pier/Slab	# 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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Typical	Bath Type	Typical
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	461,456	% Good	90
Plumbing	9,062	% Good Override	
Basement	8,373	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	478,890	Additions	
Ground Floor Area	1,440		
Total Living Area	2,880	Dwelling Value	474,100

Building Notes	
A/C 1ST FLR ONLY APPROXIMATE BLDG COST \$3800. C&D TO 11% FROM 10%	



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	