

Situs : 406 MONTELLO ST	Parcel ID: 135-086	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
HARRISON MARTIN D 406 MONTELLO ST BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 316 Vol / Pg 45612/170 District Zoning C2 Class Residential

Property Notes



135-086 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,878			78,220
Total Acres: .1579 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,200	78,200	0	73,400
Building	238,400	228,100	0	205,600
Total	316,600	306,300	0	279,000
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

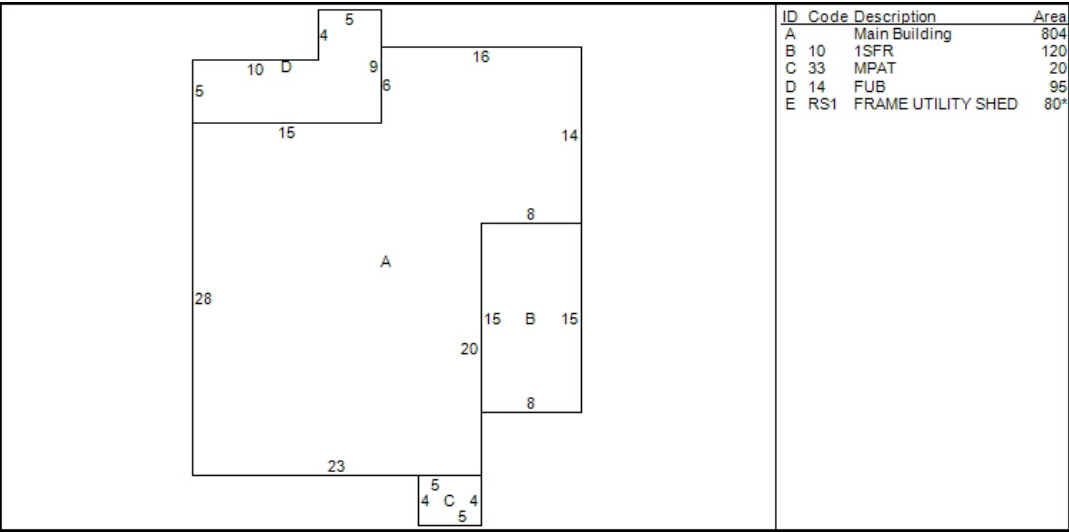
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/29/15	195,000	Land + Bldg	Valid Sale	45612/170		HARRISON MARTIN D
12/05/08	55,400	Land + Bldg	Sale After Foreclosure	36584/211		
06/24/04	284,000	Land + Bldg	Valid Sale	28515/257		
06/12/04	231,135	Land + Bldg	Repossession	36068/234		
06/13/03		Land + Bldg	Family Sale	25430/98		
02/11/03		Land + Bldg	Family Sale	24181/184		
12/01/88	135,000	Land + Bldg	Valid Sale			
04/01/87	149,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Two Family	Year Built	1868
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	281,925	% Good	62
Plumbing	9,062	% Good Override	
Basement	17,637	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	308,620	Additions	17,230
Ground Floor Area	804		
Total Living Area	1,326	Dwelling Value	227,710

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	80	80	1	1994	C	A	350

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		10			15,930	
2		33			120	
3		14			1,180	