

Situs : 414 MONTELLO ST	Parcel ID: 135-087	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TAVARES LUDGERO E BIBIANA C TAVARES 414 MONTELLO ST BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 317 Vol / Pg 51096/138 District Zoning C2 Class Residential

Property Notes



135-087 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,926			78,290
Total Acres: .159 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,300	78,300	0	73,400
Building	383,400	379,200	0	304,900
Total	461,700	457,500	0	378,300
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
05/23/12	56514	10,000	BLDG Vinyl Sid & Win	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/10/19	529,000	Land + Bldg	Valid Sale	51096/138	Quit Claim	TAVARES LUDGERO E
05/14/12	130,000	Land + Bldg	Sale After Foreclosure	41367/203		
01/18/12	117,442	Land + Bldg	Repossession	40868/168		
02/10/05	410,000	Land + Bldg	Valid Sale	29979/081		
06/13/03	313,700	Land + Bldg	Valid Sale	25440/197		
05/02/02	249,900	Land + Bldg	Valid Sale	22017/255		
09/01/85	85,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	3 Fam Slope	Year Built	1870
Story height	2	Eff Year Built	
Attic	Full-Fin	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	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail			
Bedrooms	8	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	Yes		

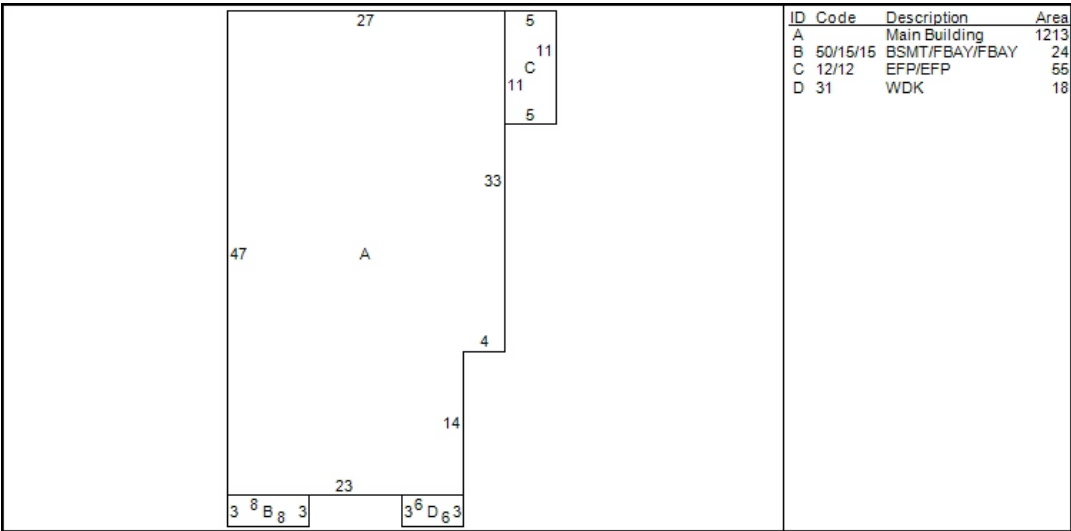
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	439,871	% Good	62
Plumbing	19,574	% Good Override	
Basement	25,016	Functional	
Heating	0	Economic	
Attic	43,088	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	527,550	Additions	19,410

Ground Floor Area	1,213	Dwelling Value	379,200
Total Living Area	2,959		

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		13,890	
2		12	12		4,960	
3		31			560	