

Situs : 22 SKINNER ST

Parcel ID: 136-062

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

AMBROSE PETER J TR
DEBORAH M AMBROSE TR
48 PAULIN AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	3
Neighborhood	210
Alternate ID	5
Vol / Pg	50327/106
District	
Zoning	R2
Class	Residential

Property Notes



136-062 03/23/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	4,932			75,400

Total Acres: .1132
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,400	75,400	0	71,300
Building	338,700	320,100	0	262,100
Total	414,100	395,500	0	333,400

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/27/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/18/12	57164	6,200	BLDG Roof	0

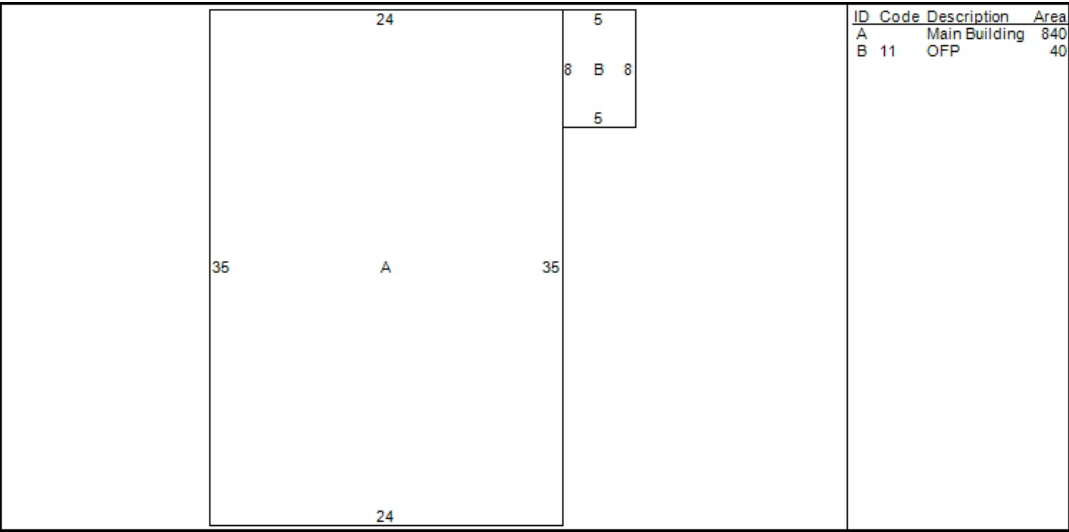
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/18	100	Land + Bldg	Transfer Of Convenience	50327/106	Quit Claim	AMBROSE PETER J TR
12/01/86	130,000	Land + Bldg				
				13423/218		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1889
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	427,774	% Good	62
Plumbing	19,574	% Good Override	
Basement	19,581	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	466,930	Additions	1,610
Ground Floor Area	840		
Total Living Area	2,100	Dwelling Value	320,050

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		11			1,610	