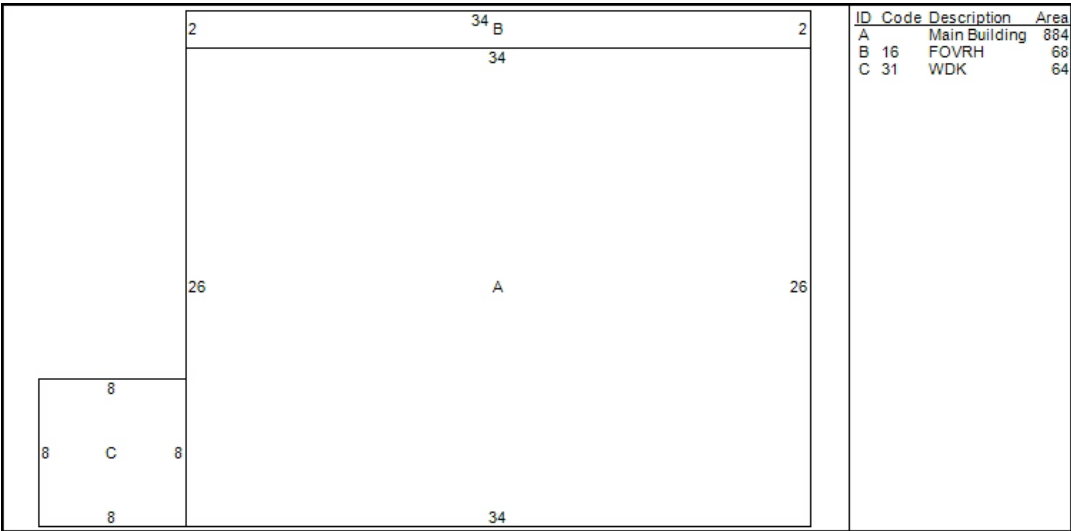


Situs : 41 CABOT ST		Parcel ID: 139-056		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CIFIZZARI EILEEN A 41 CABOT ST BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 12 Vol / Pg 16392/50 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	800			580				
Total Acres: .1791 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		79,000	79,000	0	73,900				
Building		215,700	196,600	0	188,900				
Total		294,700	275,600	0	262,800				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
03/18/09	51317	500	BLDG	Closets				0	
09/15/05	44981	8,000	BLDG	V Side, Elec Pa				0	
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
07/10/98	81,550	Land + Bldg	Court Order/Decree	16392/50					

<b>Situs : 41 CABOT ST</b>	<b>Parcel Id: 139-056</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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Dwelling Information			
<b>Style</b> F To B Splt <b>Story height</b> 1 <b>Attic</b> None <b>Exterior Walls</b> Al/Vinyl <b>Masonry Trim</b> x <b>Color</b> Tan	<b>Year Built</b> 1980 <b>Eff Year Built</b> <b>Year Remodeled</b> <b>Amenities</b>  <b>In-law Apt</b> No		
Basement			
<b>Basement</b> Part <b>FBLA Size</b> 442 <b>Rec Rm Size</b> x	<b># Car Bsm't Gar</b> <b>FBLA Type</b> <b>Rec Rm Type</b>		
Heating & Cooling		Fireplaces	
<b>Heat Type</b> Basic <b>Fuel Type</b> Gas <b>System Type</b> Warm Air	<b>Stacks</b> 1 <b>Openings</b> 1 <b>Pre-Fab</b>		
Room Detail			
<b>Bedrooms</b> 3 <b>Family Rooms</b> <b>Kitchens</b> <b>Total Rooms</b> 5 <b>Kitchen Type</b> <b>Kitchen Remod</b> No	<b>Full Baths</b> 1 <b>Half Baths</b> <b>Extra Fixtures</b>  <b>Bath Type</b> <b>Bath Remod</b> No		
Adjustments			
<b>Int vs Ext</b> Same <b>Cathedral Ceiling</b> x	<b>Unfinished Area</b> <b>Unheated Area</b>		
Grade & Depreciation			
<b>Grade</b> C <b>Condition</b> Good <b>CDU</b> AVERAGE <b>Cost &amp; Design</b> 0 <b>% Complete</b>	<b>Market Adj</b> <b>Functional</b> <b>Economic</b> <b>% Good Ovr</b>		
Dwelling Computations			
<b>Base Price</b> 199,478 <b>Plumbing</b> <b>Basement</b> 9,360 <b>Heating</b> 0 <b>Attic</b> 0 <b>Other Features</b> 31,200  <b>Subtotal</b> 240,040	<b>% Good</b> 80 <b>% Good Override</b> <b>Functional</b> <b>Economic</b> <b>% Complete</b> <b>C&amp;D Factor</b> <b>Adj Factor</b> 1 <b>Additions</b> 4,560		
<b>Ground Floor Area</b> 884 <b>Total Living Area</b> 1,394	<b>Dwelling Value</b> 196,590		

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			3,760	
2		31			800	