

<b>Situs : 16 CABOT ST</b>	<b>Parcel ID: 139-062</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
SULLIVAN CHRISTINA A MARLENE A SULLIVAN C/O KATRINA POMPEY 16 CABOT ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 2 Vol / Pg 46247/176 District Zoning R1C Class Residential

Property Notes



139-062 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 461			340
Total Acres: .1713				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	273,200	291,600	0	251,600
Total	351,900	370,300	0	325,300
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/27/05	45343	120,000	BLDG 44 X 24 R/R,Gar	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/05/15	290,000	Land + Bldg	Valid Sale	46247/176		SULLIVAN CHRISTINA A
05/12/06	327,900	Land + Bldg	Valid Sale	32669/46		
11/08/05	120,000	Land Only	Outlier-Written Desc Needed	31694/184		

Situs : 16 CABOT ST	Parcel Id: 139-062	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Raised Ranch	Year Built	2006
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	528	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	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	242,230	% Good	93
Plumbing	9,787	% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	30,124	C&D Factor	
		Adj Factor	1
Subtotal	304,870	Additions	8,090
Ground Floor Area	1,056		
Total Living Area	1,660	Dwelling Value	291,620

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		31			2,140	
2			16		3,440	
3			16		2,510	