

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 16 CABOT ST Parcel ID: 139-062

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
SULLIVAN CHRISTINA A

MARLENE A SULLIVAN

C/O KATRINA POMPEY

16 CABOT ST

BROCKTON MA 02302

GENERAL INFORMATION
Living Units 1

Neighborhood 210 Alternate ID 2

Vol / Pg 46247/176

District Zoning Class

R1C

Residential

Property Notes



139-062 03/22/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	461			340

Total Acres: .1713

Spot: Location:

	Assessment Info	rm ation		
	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

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

Date	ID	Entry Code	Source

Sales/Ownership History

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



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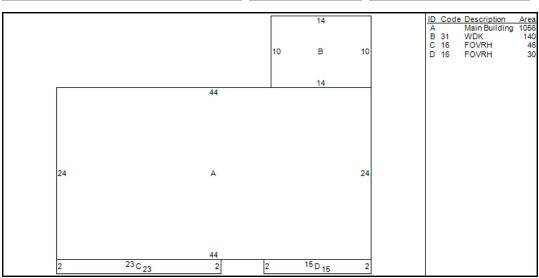
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2021

BROCKTON

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 Color Tan In-law Apt No Basement Basement Full # Car Bsmt Gar 1 FBLA Size **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** 242,230 Base Price % Good 93 9,787 **Plumbing** % Good Override 22,730 Basement **Functional** 0 Heating Economic 0 Attic % Complete 30,124 **C&D Factor Other Features** Adj Factor 1 304,870 Additions 8,090 Subtotal 1,056 **Ground Floor Area Total Living Area** 1,660 Dwelling Value 291,620 **Building Notes**

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		Outl	building	Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

С	ondominium / Mobile Home Information
Complex Name Condo Model	
Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

Line # Low	1st 2nd 31	3rd	Value		
1	31		0.440		
0			2,140		
2	16		3,440		
3	16		2,510		