

Situs : 22 CABOT ST	Parcel ID: 139-063	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
COLLINSON CATHERINE J 22 CABOT ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 3 Vol / Pg 03849/00595 District Zoning R1C Class Residential
Property Notes	



139-063 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 462			340
Total Acres: .1713				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	210,300	187,500	0	179,400
Total	289,000	266,200	0	253,100
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
08/28/20	GL	Field Review	Other
06/18/15	DR	Unoccupied	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3849/595		

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Dwelling Information			
Style	F To B Splt	Year Built	1972
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces
Heat Type	Basic	Stacks
Fuel Type	Gas	Openings
System Type	Warm Air	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

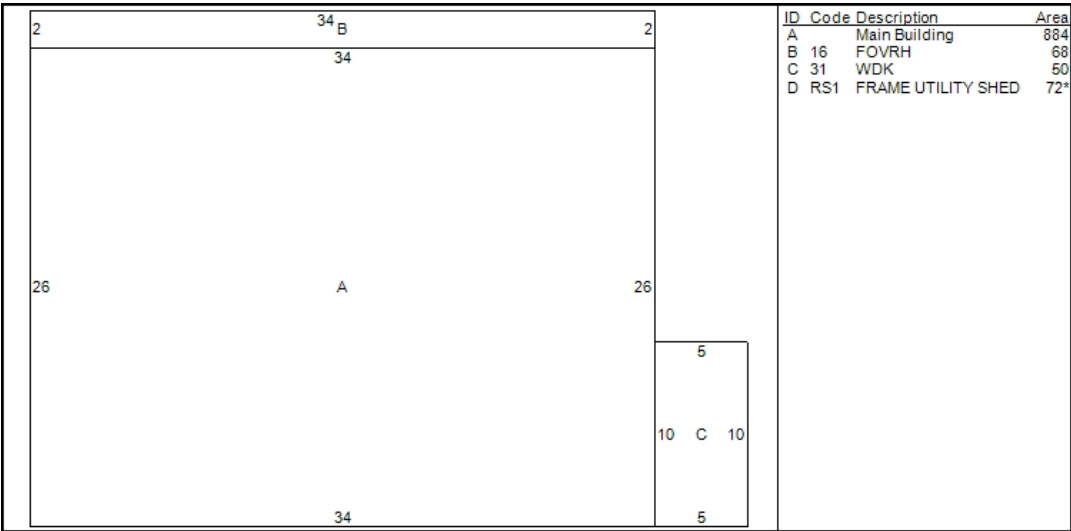
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

Grade & Depreciation	
Grade	C
Condition	Average
CDU	AVERAGE
Cost & Design	0
% Complete	
Market Adj	
Functional	
Economic	
% Good Ovr	

Dwelling Computations			
Base Price	199,478	% Good	80
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	228,580	Additions	4,400

Ground Floor Area	884	Dwelling Value	187,260
Total Living Area	1,352		

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 12		72	1	1980	C	F	200

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		16			3,760	
2		31			640	