

Situs : 266 PINE ST	Parcel ID: 140-045	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PODOLSKA MICHA EL A & KAREN A PODOLSKA 266 PINE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 3 WASHINGTON Vol / Pg 05559/00259 District Zoning R1C Class Residential

Property Notes



140-045 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 550			400
Total Acres: .1733				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,800	78,800	0	73,800
Building	169,300	166,900	0	147,900
Total	248,100	245,700	0	221,700
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
06/19/15	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
01/01/84	59,900	Land + Bldg	Valid Sale	5559/259		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	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	Gas	Openings
System Type	Hot Water	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

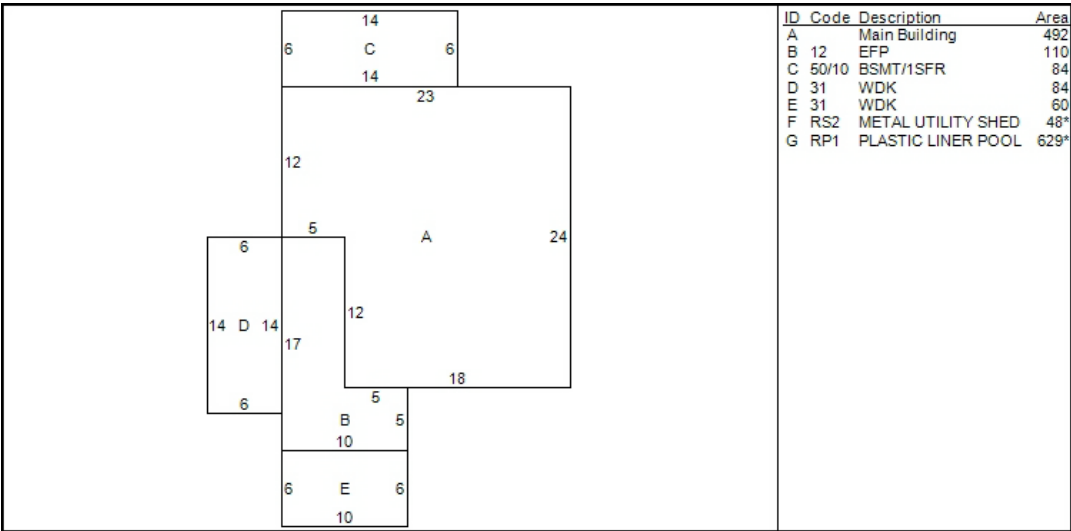
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
	Unfinished Area
	Unheated Area

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

Dwelling Computations			
Base Price	231,404	% Good	62
Plumbing		% Good Override	
Basement	14,476	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	245,880	Additions	8,180

Ground Floor Area	492	Dwelling Value	160,630
Total Living Area	822		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 48		48	1	1925	C	A	240
Pool-Pllin	1 x 629		629	1	1986	C	A	6,040

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		12			2,230	
2	50	10			4,460	
3		31			870	
4		31			620	