

<b>Situs : 10 BEAVER ST</b>	<b>Parcel ID: 140-073</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ASCI ANTHONY M 10 BEAVER ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 2 Vol / Pg 44888/164 District Zoning R1C Class Residential

Property Notes
SOLD W/140-074 "A"



140-073 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	560		410
Total Acres: .1736 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,800	78,800	0	73,800
Building	212,500	195,500	0	163,000
Total	291,300	274,300	0	236,800
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/28/20	GL	Field Review	Other
05/08/18	CP	Field Review	Other
02/08/17	CJP	Entry Gained	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/26/17	67639	2,015	ROOF/NEW	100
11/06/02	37947	2,500	BLDG New Rubber Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/29/14	190,000	Land + Bldg	Sale Of Multiple Parcels	44888/164		ASCI ANTHONY M

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**Dwelling Information**

<b>Style</b>	Colonial	<b>Year Built</b>	1900
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

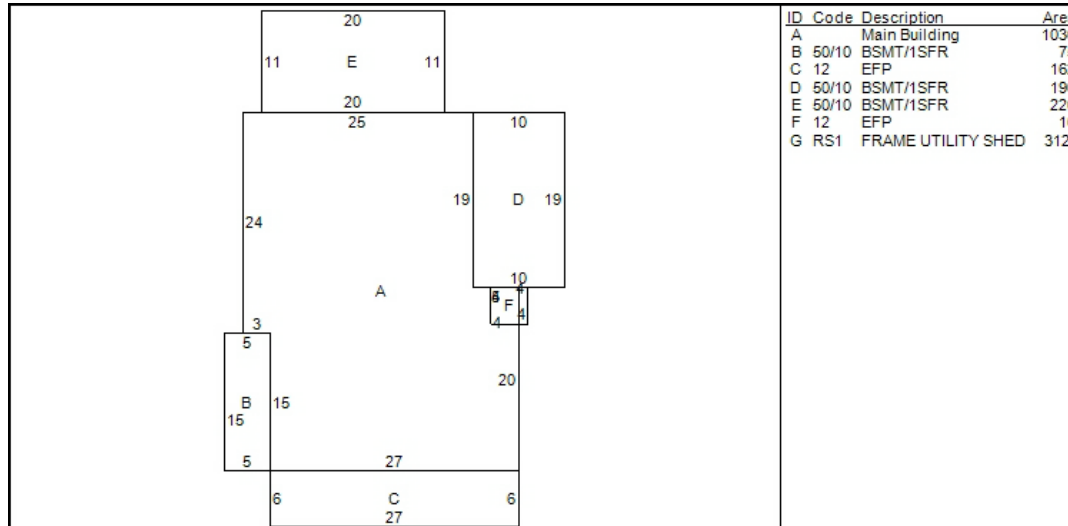
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Fair	<b>Functional</b>	
<b>CDU</b>	FAIR	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	363,871	<b>% Good</b>	45
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	20,694	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	390,610	<b>Additions</b>	18,600
<b>Ground Floor Area</b>	1,030		
<b>Total Living Area</b>	2,545	<b>Dwelling Value</b>	194,370

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	312	312	1	1925	C	A	1,150

**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	Line #	Low	1st	2nd	3rd	Value
1	50	10			2,700	5		12			230
2			12		2,210						
3	50	10			6,260						
4	50	10			7,200						