

<b>Situs : 97 HILL ST</b>	<b>Parcel ID: 144-037</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
FRANCIS PASLYN M 97 HILL ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 5 Vol / Pg 48613/49 District Zoning R1C Class Residential

Property Notes



144-037 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,909		78,270
Total Acres: .1586 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,300	78,300	0	73,400
Building	221,200	255,000	0	212,200
Total	299,500	333,300	0	285,600
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
08/31/20	GL	Field Review	Other

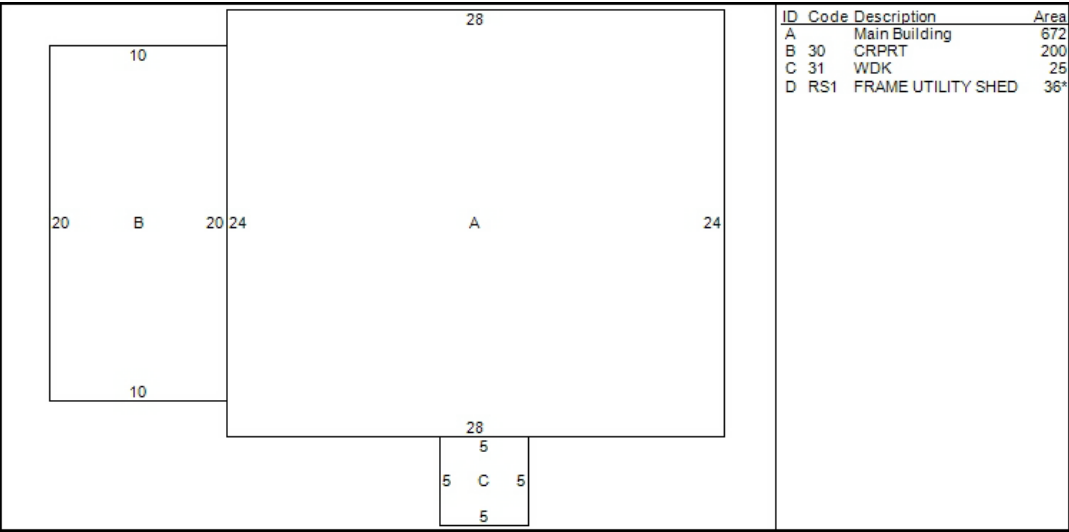
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/07/12	56907	8,000	BLDG Siding+Window s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/17	254,500	Land + Bldg	Valid Sale	48613/49	Quit Claim	FRANCIS PASLYN M
04/30/13	175,000	Land + Bldg	Valid Sale	43002/325		
07/31/12	90,000	Land + Bldg	Outlier-Written Desc Needed	41728/74		

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Dwelling Information			
Style	Cape	Year Built	1960
Story height	1.7	Eff Year Built	1990
Attic	None	Year Remodeled	2012
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	273,624	% Good	82
Plumbing	9,787	% Good Override	
Basement	17,117	Functional	
Heating	7,460	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	307,990	Additions	2,130
Ground Floor Area	672		
Total Living Area	1,176	Dwelling Value	254,680

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 36		36	1	2003	C	A	270

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		30			1,800	
2		31			330	