

<b>Situs : 61 KINGMAN ST</b>	<b>Parcel ID: 146-014</b>	<b>Class : Two-Family</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
WINSTON CHRISTOPHER ANTHONY TR MICHAEL TORRENCE WINSTON ETAL TR 61 KINGMAN ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 7 Vol / Pg 51123/313 District Zoning R1C Class Residential

Property Notes



146-014 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,469		76,180
Total Acres: .1256 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,200	76,200	0	71,900
Building	317,800	311,400	0	219,100
Total	394,000	387,600	0	291,000
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
11/12/09	52486	9,000	BLDG Strip And Reroo	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/17/19	162,500	Land + Bldg	Family Sale	51123/313	Quit Claim	WINSTON CHRISTOPHER ANTHONY TR
09/13/03		Land + Bldg	Transfer Of Convenience	22850/278		
04/07/03		Land + Bldg	Transfer Of Convenience	24719/336		
04/07/03		Land + Bldg	Transfer Of Convenience	24719/317		

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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Brown	<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>	Gas	<b>Openings</b>
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>

Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	10	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

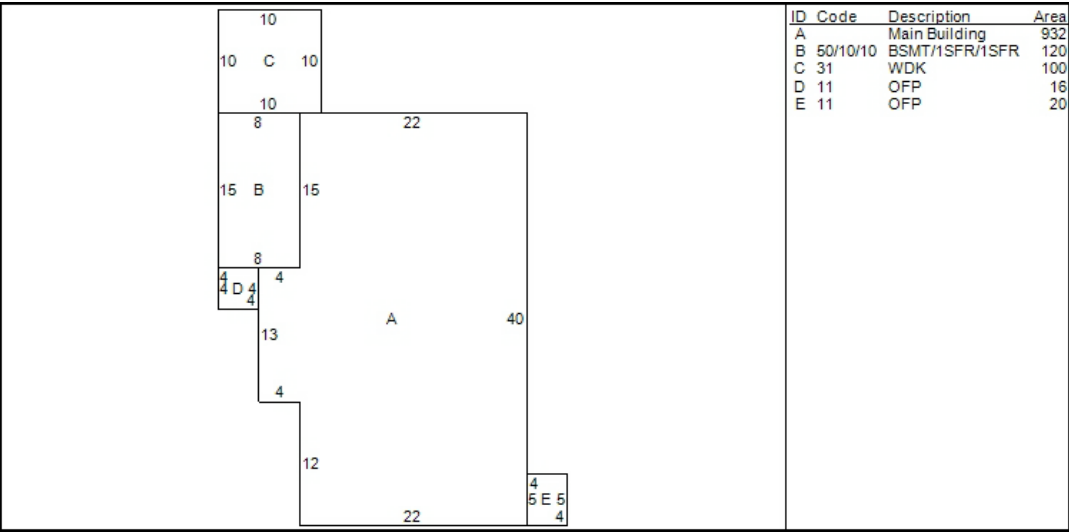
Adjustments	
<b>Int vs Ext</b>	Same
<b>Cathedral Ceiling</b>	x
<b>Unfinished Area</b>	
<b>Unheated Area</b>	

Grade & Depreciation	
<b>Grade</b>	C+
<b>Condition</b>	Good
<b>CDU</b>	AVERAGE
<b>Cost &amp; Design</b>	10
<b>% Complete</b>	
<b>Market Adj</b>	
<b>Functional</b>	
<b>Economic</b>	
<b>% Good Ovr</b>	

Dwelling Computations			
<b>Base Price</b>	367,527	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	20,902	<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>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	398,220	<b>Additions</b>	39,860

<b>Ground Floor Area</b>	932	<b>Dwelling Value</b>	311,440
<b>Total Living Area</b>	2,104		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	10	10		36,080	
2		31			1,800	
3		11			930	
4		11			1,050	