

Situs : 379 CENTRE ST

Parcel ID: 146-031R

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DEPINA MARCELINO
379 CENTRE ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 160
Vol / Pg 42985/295
District
Zoning R2
Class Residential

Property Notes

VAC&ABAN

4/23/13 RUN COMPS



146-031R 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,267		72,990

Total Acres: .075
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	73,000	73,000	0	69,600
Building	170,700	148,600	0	143,600
Total	243,700	221,600	0	213,200

Manual Override Reason

Value Flag MARKET APPROACH
Gross Building:

Base Date of Value 1/1/2020
Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/31/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/26/13	80,000	Land + Bldg	Outlier-Written Desc Needed	42985/295		
06/03/11		Land + Bldg	Transfer Of Convenience	39993/227		

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Dwelling Information

Style	Colonial Ne	Year Built	1895
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

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	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

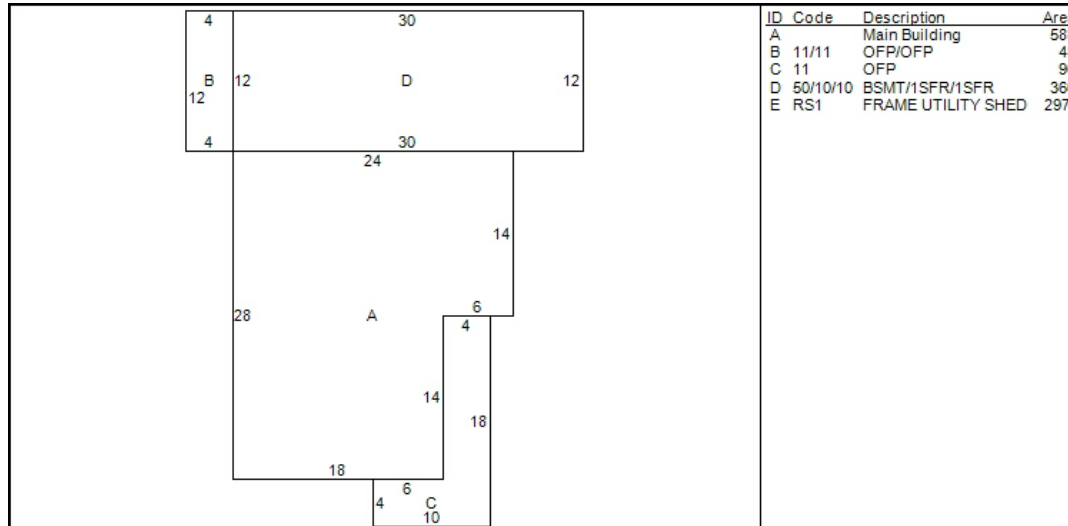
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	254,139	% Good	45
Plumbing	9,787	% Good Override	
Basement	15,898	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	279,820	Additions	22,280
Ground Floor Area	588		
Total Living Area	1,749	Dwelling Value	148,200

Building Notes



ID Code	Description	Area
A	Main Building	588
B 11/11	OFF/OFP	48
C 11	OFF	96
D 50/10/10	BSMT/1SFR/1SFR	360
E RS1	FRAME UTILITY SHED	297

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	297	297	1	1925	D	P	410

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		11	11		990
2		11			1,130
3	50	10	10		20,160