

Situs : 10 MARTIN ST	Parcel ID: 146-062	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LAMOUR WATSON RENANDE LAMOUR 10 MARTIN ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 1 Vol / Pg 50933/191 District Zoning R1C Class Residential

Property Notes



146-062 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 1,595			1,160
Total Acres: .1973				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,600	79,600	0	74,400
Building	236,800	280,300	0	204,900
Total	316,400	359,900	0	279,300
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
04/12/17	H&P	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/18/16	O65049	0	OTHER	Occupancy 100
07/11/16	65049	30,000	KITCHEN	Laundry, 1 Full & 1/2 Baths 100
02/22/02	36178	6,500	BLDG	Rep Roof Shingl 100
05/11/01	34534	1,000	BLDG	Rep 6 Window s 100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/25/19	300,000	Land + Bldg	Valid Sale	50933/191	Quit Claim	LAMOUR WATSON
01/09/17	275,000	Land + Bldg	Valid Sale	47982/187	Quit Claim	BEAUZIL NICHOLE A
06/29/16	114,800	Land + Bldg	Sale After Foreclosure	47120/323	Quit Claim	YANCARO FLIPPING COMPANY LLC
03/09/16	142,818	Land + Bldg	Repossession	46668/118	Foreclosure	NATIONSTAR MORTGAGE LLC
03/28/06	273,000	Land + Bldg	Valid Sale	32420/151		
04/23/01	147,000	Land + Bldg	Valid Sale	19706/158		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	2010
Attic	None	Year Remodeled	2016
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

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	Steam	Pre-Fab	

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

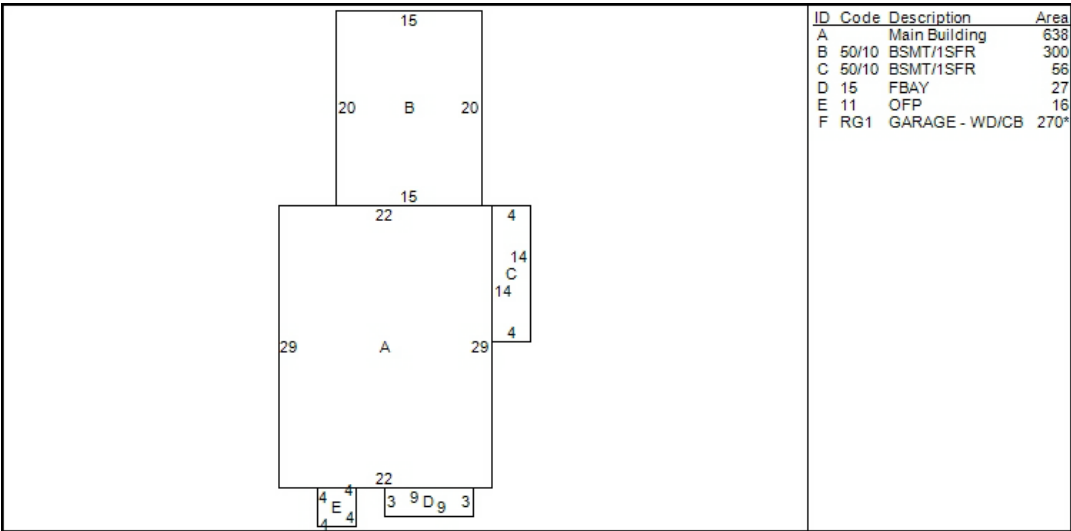
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	265,505	% Good	87
Plumbing	6,525	% Good Override	
Basement	16,609	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	288,640	Additions	27,070

Ground Floor Area	638		
Total Living Area	1,340	Dwelling Value	278,190

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	270	270	1	1925	D	P	2,120

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	50	10			20,100	
2	50	10			4,440	
3		15			2,180	
4		11			350	