

<b>Situs : 20 MARTIN ST</b>	<b>Parcel ID: 146-065</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TOWLE PETER 20 MARTIN ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 4 Vol / Pg 42054/18 District Zoning R1C Class Residential
Property Notes	



146-065 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,100		75,650
Total Acres: .1171 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,700	75,700	0	71,500
Building	331,100	357,900	0	263,600
Total	406,800	433,600	0	335,100
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
11/18/10	54164	25,000	BLDG See Notes	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/04/12	232,500	Land + Bldg	Valid Sale	42054/18		
10/29/10	42,000	Land + Bldg	Court Order/Decree	39188/307		

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Dwelling Information			
Style	Tw o Family	Year Built	1890
Story height	1.7	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	440	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	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

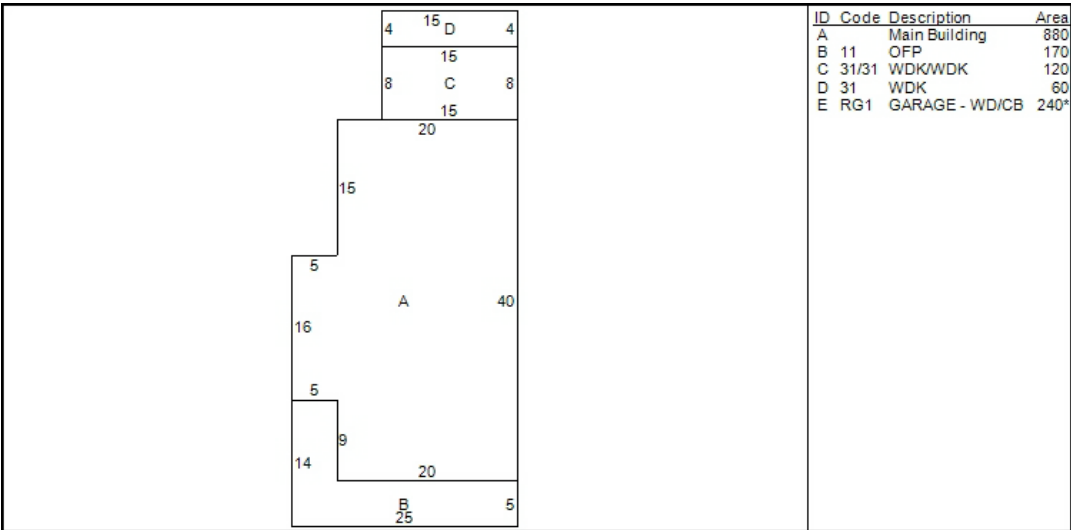
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	322,341	% Good	82
Plumbing	9,787	% Good Override	
Basement	20,165	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	23,456	C&D Factor	10
		Adj Factor	1
Subtotal	375,750	Additions	13,030

Ground Floor Area	880		
Total Living Area	1,980	Dwelling Value	351,960

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	240	240	1	1925	C	V	5,980

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			5,900	
2		31	31		5,490	
3		31			1,640	