

Situs : 39 MARTIN ST	Parcel ID: 146-076	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CALAPAI JOSEPH F JOY P CALAPAI 39 MARTIN ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 15 Vol / Pg 45507/120 District Zoning R1C Class Residential
Property Notes	



146-076 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 3,475			2,540
Total Acres: .2405				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,900	80,900	0	75,300
Building	244,900	245,600	0	215,000
Total	325,800	326,500	0	290,300
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

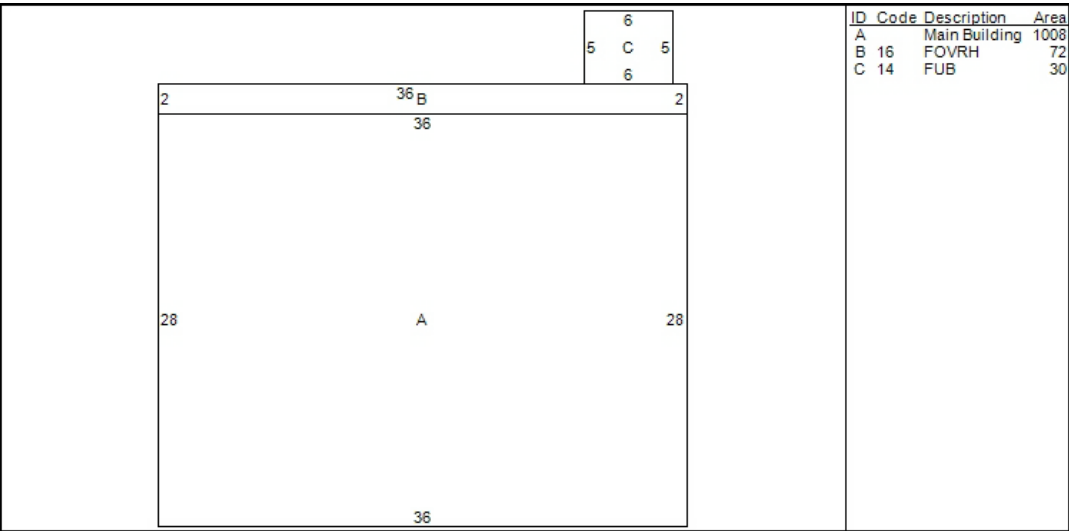
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/07/01	34188	74,358	BLDG F/B Split House	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
05/04/15		Land + Bldg	Transfer Of Convenience	45507/120	
02/27/07		Land + Bldg	Transfer Of Convenience	34164/183	
09/28/01	179,900	Land + Bldg	Valid Sale	20613/83	
01/19/01	35,000	Land + Bldg	Changed After Asmt Date/B4 Sale	19275/213	
Grantee CALAPAI JOSEPH F					

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Dwelling Information			
Style	F To B Splt	Year Built	2001
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	500	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens	1	Extra Fixtures	
Total Rooms	5		
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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	217,270	% Good	90
Plumbing	9,062	% Good Override	
Basement	10,194	Functional	
Heating	5,923	Economic	
Attic	0	% Complete	
Other Features	24,681	C&D Factor	
		Adj Factor	1
Subtotal	267,130	Additions	5,130
Ground Floor Area	1,008		
Total Living Area	1,580	Dwelling Value	245,550

Building Notes	



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

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		16			4,770	
2	14				360	