

Situs : 17 MARTIN ST

Parcel ID: 146-080

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

JEAN BAPTISTE DUPLEX
MARIA C JEAN-BAPTISTE
17 MARTIN ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	21
Vol / Pg	49248/127
District	
Zoning	R1C
Class	Residential

Property Notes



Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	8,309			6,070

Total Acres: .3514
Spot:

Location:

Entrance Information

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

Assessment Information

	Appraised	Cost	Income	Prior
Land	84,500	84,500	0	77,900
Building	247,000	263,700	0	234,300
Total	331,500	348,200	0	312,200

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/10/15	B61828	6,835	BLDG Wndw s/Guttrs	100
11/23/05	45532	4,888	BLDG 1 Bow Window	0

Sales/Ownership History

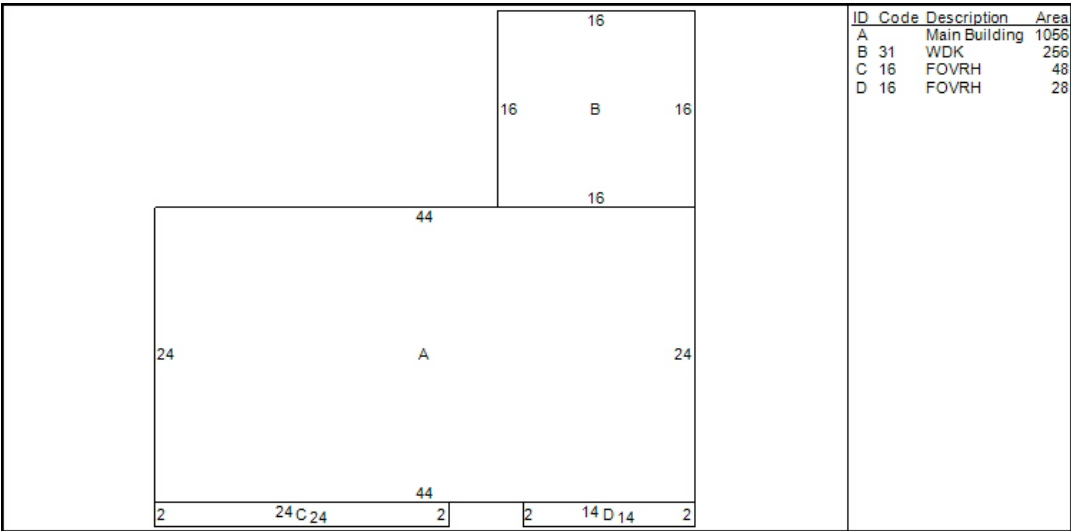
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/01/17		Land + Bldg	Transfer Of Convenience	49248/127	Quit Claim	JEAN BAPTISTE DUPLEX
08/01/93	100,000	Land + Bldg	Valid Sale	12165/302		

12165/302

Situs : 17 MARTIN ST	Parcel Id: 146-080	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Raised Ranch	Year Built	1976
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	700	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	242,230	% Good	80
Plumbing	6,525	% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	47,450	C&D Factor	
		Adj Factor	1
Subtotal	318,940	Additions	8,560
Ground Floor Area	1,056		
Total Living Area	1,832	Dwelling Value	263,710

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		31			3,360	
2		16			3,120	
3		16			2,080	