

Situs: 18 MOULTON ST

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Parcel ID: 146-097

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER ANDRADE CARLOS DEPINA

MARLUCY G ANDRADE ETAL

18 MOULTON ST

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3 Neighborhood 210 Alternate ID 2

Vol / Pg 51529/336

District

R1C

Zoning Class Residential

Property Notes

Land Information	

Type Size Influence Factors Influence % Value SF 6,435 77,580 Primary

Total Acres: .1477

Spot: Location:

	Assessment Information								
	Appraised	Cost	Income	Prior					
Land	77,600	77,600	0	72,900					
Building	408,700	456,700	0	377,300					
Total	486,300	534,300	0	450,200					

Manual Override Reason

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

Value Flag MARKET APPROACH **Gross Building:**

Quit Claim

		Entrance Information
Date	ID	Entry Code

Date 09/01/20	ID	Entry Code	Source
	GL	Field Review	Other

			Permit Inform	nation	
Date Issued	Number	Price	Purpose		% Complete
09/13/19	1656	3,000	REMODEL		
07/26/18	69682	2,500	OTHER	Tear Down 2nd Porch & 3rd Porc	h 100
07/13/15	B62542	7,000	BLDG	Redo Heating	100
06/03/15	B62263	8,750	BLDG	Ext Remodel	100
06/25/14	B60205	5,000	BLDG	Grid-Tied Pv	0

Sales/Ownership History

Transfer Date	Price	Туре
08/20/19	100	Land + Bldg
05/15/15	327,000	Land + Bldg
10/18/13	162,000	Land + Bldg
07/12/07		Land + Bldg
05/19/98		Land + Bldg

Validity Transfer Of Convenience Bankruptcy Valid Sale To/From Government Sale Of Portion/Other Comm

Deed Reference Deed Type 51529/336 45550/279 43730/214 34802/268 16207/233

Grantee ANDRADE CARLOS DEPINA ANDRADE CARLOS



RESIDENTIAL PROPERTY RECORD CARD 2

2021

BROCKTON

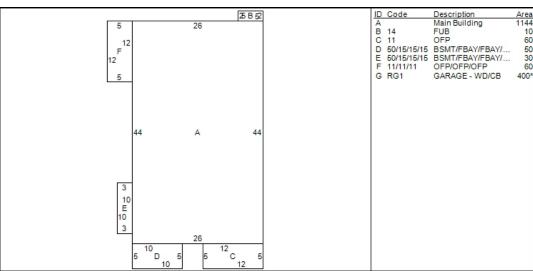
Parcel Id: 146-097 Situs: 18 MOULTON ST **Dwelling Information** Style 3 Fam Flat Year Built 1906 Story height 3 Eff Year Built Attic None Year Remodeled Exterior Walls Asbestos **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Gas Openings System Type Hot Water Pre-Fab Room Detail Bedrooms 6 Full Baths 3 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 15 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 10 % Good Ovr % Complete **Dwelling Computations** 532,838 Base Price % Good 62 18,124 **Plumbing** % Good Override 22,222 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 C&D Factor 10 Other Features Adi Factor 1 573,180 Additions 56,100 Subtotal 1,144 **Ground Floor Area** 3,672 Dwelling Value 447,010 **Total Living Area**

Building Notes

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020



			Outbuilding l	Data			
Туре	Size 1	Size 2	Area (Qty	Yr Blt Grad	le Condition	Value
Det Garage	1 x	400	400	1	1925 C	E	9,690

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	Line #	Low	1st	2nd	3rd	Value
1		14			120	5		11	11	11	5,210
2		11			1,980						
3	50	15	15	15	27,900						
4	50	15	15	15	20,890						