

Situs : 18 MOULTON ST		Parcel ID: 146-097		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ANDRADE CARLOS DEPINA MARLUCY G ANDRADE ETAL 18 MOULTON ST BROCKTON MA 02301			Living Units 3 Neighborhood 210 Alternate ID 2 Vol / Pg 51529/336 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	6,435			77,580				
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:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
09/13/19	1656	3,000	REMODEL						
07/26/18	69682	2,500	OTHER	Tear Dow n 2nd Porch & 3rd Porch	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	Type	Validity	Deed Reference	Deed Type	Grantee			
08/20/19	100	Land + Bldg	Transfer Of Convenience	51529/336	Quit Claim	ANDRADE CARLOS DEPINA			
05/15/15	327,000	Land + Bldg	Bankruptcy	45550/279		ANDRADE CARLOS			
10/18/13	162,000	Land + Bldg	Valid Sale	43730/214					
07/12/07		Land + Bldg	To/From Government	34802/268					
05/19/98		Land + Bldg	Sale Of Portion/Other Comm	16207/233					

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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	In-law Apt	No
Color	Natural		
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	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	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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			
Base Price	532,838	% Good	62
Plumbing	18,124	% Good Override	
Basement	22,222	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	56,100
Subtotal	573,180		
Ground Floor Area	1,144		
Total Living Area	3,672	Dwelling Value	447,010
Building Notes			

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