

**Situs : 380 CENTRE ST**

**Parcel ID: 154-039**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

SCHULER KARL F JR  
PO BOX 864  
BROCKTON MA 02303

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 210  
Alternate ID 27-1  
Vol / Pg 22953/40  
District  
Zoning R2  
Class Residential

**Property Notes**



154-039 03/22/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 3,590			2,620

Total Acres: .2431  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	81,000	81,000	0	75,400
<b>Building</b>	332,900	329,000	0	277,300
<b>Total</b>	413,900	410,000	0	352,700

**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
09/02/20	GL	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
06/21/04	42094	2,800	BLDG Ovr 1 Layer Roo	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/26/02		Land + Bldg	Transfer Of Convenience	22953/40		
03/16/00		Land + Bldg	Transfer Of Convenience	18353/287		
03/10/00		Land + Bldg	Transfer Of Convenience	18341/106		
08/19/98		Land + Bldg	Transfer Of Convenience	16515/263		
08/11/98	82,000	Land + Bldg	Valid Sale	16495/149		
02/01/86	139,000	Land + Bldg				
03/01/85	60,000	Land + Bldg				

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**Dwelling Information**

<b>Style</b>	3 Fam Slope	<b>Year Built</b>	1925
<b>Story height</b>	3	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Blue	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	4	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	12		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	443,930	<b>% Good</b>	62
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	18,514	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	482,020	<b>Additions</b>	250
<b>Ground Floor Area</b>	768		
<b>Total Living Area</b>	2,304	<b>Dwelling Value</b>	328,990

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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		33			250