

Situs : 398 CENTRE ST	Parcel ID: 154-043	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
AGUIRRE RICHARD SUXO MASIELY R SAAVEDRA DE SUXO 398 CENTRE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 31 Vol / Pg 41477/253 District Zoning R2 Class Residential

Property Notes



154-043 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 7,860			5,740
Total Acres: .3411				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	84,100	84,100	0	77,700
Building	231,600	280,500	0	184,000
Total	315,700	364,600	0	261,700
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
09/26/06	BM	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
05/03/12	55503A	0	BLDG	16 X 37' Additi	0
09/23/11	55503	16,000	BLDG	16x37 Addition	0
04/25/11	54715	10,000	BLDG	Roof/Sdnq/Wndw s	0
02/06/06	45837	29,196	BLDG	Roof-Siding-Gut	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/06/12	200,000	Land + Bldg	Valid Sale	41477/253		
03/31/11	75,000	Land + Bldg	Sale After Foreclosure	39803/141		
01/04/11	76,500	Land + Bldg	Repossession	39504/22		
12/04/00	131,000	Land + Bldg	Valid Sale	19132/274		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	1980
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

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	Steam	Pre-Fab

Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

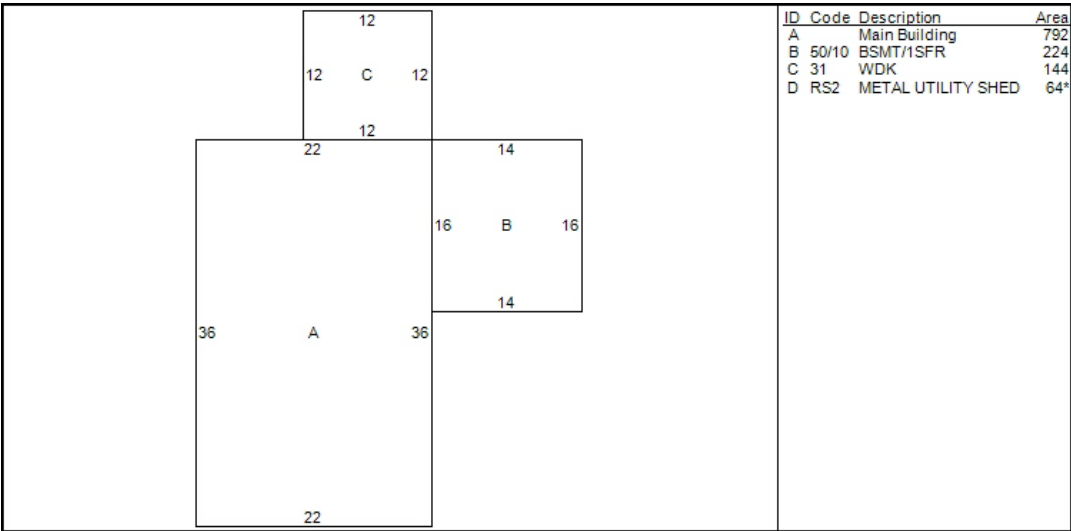
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
	Unfinished Area
	Unheated Area

Grade & Depreciation	
Grade	C+
Condition	Good
CDU	AVERAGE
Cost & Design	0
% Complete	
	Market Adj
	Functional
	Economic
	% Good Ovr

Dwelling Computations			
Base Price	301,638	% Good	80
Plumbing	9,787	% Good Override	
Basement	18,870	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	330,300	Additions	15,920

Ground Floor Area	792		
Total Living Area	1,412	Dwelling Value	280,160

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	64	64	1	1925	C	A	320

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	50	10			14,000	
2		31			1,920	