

**Situs : 398 CENTRE ST**

**Parcel ID: 154-043**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
AGUIRRE RICHARD SUXO  
MASIELY R SAAVEDRA DE SUXO  
398 CENTRE ST  
BROCKTON MA 02302

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 210  
Alternate ID 31  
Vol / Pg 41477/253  
District  
Zoning R2  
Class Residential



**Property Notes**

**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
<b>Land</b>	84,100	84,100	0	77,700
<b>Building</b>	231,600	280,500	0	184,000
<b>Total</b>	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		

Situs : 398 CENTRE ST

Parcel Id: 154-043

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**Dwelling Information**

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

**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>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	Yes
<b>Kitchen Remod</b>	Yes		

**Adjustments**

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

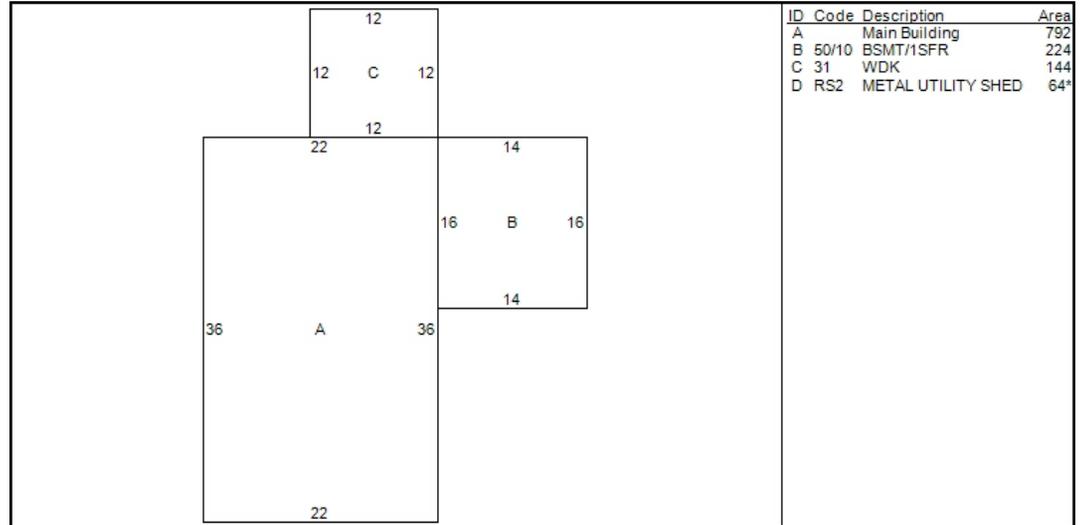
**Grade & Depreciation**

<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>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	301,638	<b>% Good</b>	80
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	18,870	<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>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	330,300	<b>Additions</b>	15,920
<b>Ground Floor Area</b>	792		
<b>Total Living Area</b>	1,412	<b>Dwelling Value</b>	280,160

**Building Notes**



ID	Code	Description	Area
A		Main Building	792
B	50/10	BSMT/1SFR	224
C	31	WDK	144
D	RS2	METAL UTILITY SHED	64*

**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