

Situs : 408 CENTRE ST	Parcel ID: 154-045	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	--------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
BOUCHER ELAINE SUZANNE E MORRA 408 CENTRE ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 33 Vol / Pg 21955/106 District Zoning R1C Class Residential

Property Notes



154-045 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,338		74,540
Total Acres: .0996 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,500	74,500	0	70,700
Building	316,900	308,800	0	221,200
Total	391,400	383,300	0	291,900
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
06/03/98	FB	Entry & Sign	Ow ner

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
08/31/12	57077	12,500	BLDG	Ext Repairs	0
06/02/95	24879	1,500	BLDG	Repl Enc Prch 2	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/24/02		Land + Bldg	Transfer Of Convenience	21955/106		BOUCHER ELAINE

Situs : 408 CENTRE ST

Parcel Id: 154-045

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style	Tw o Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement	Part	# 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	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

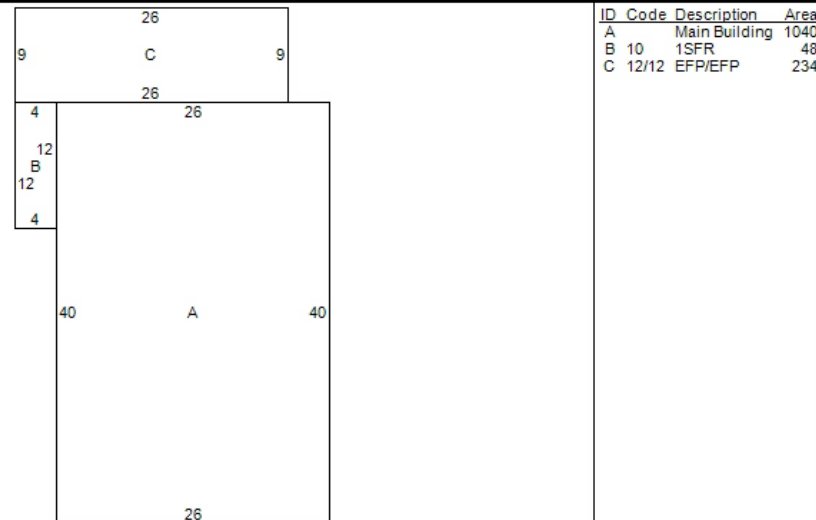
Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	395,661	% Good	62
Plumbing	9,787	% Good Override	
Basement	11,251	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	416,700	Additions	24,620
Ground Floor Area	1,040		
Total Living Area	2,128	Dwelling Value	308,810

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
------	--------	--------	------	-----	--------	-------	-----------	-------

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		10			9,800
2		12	12		14,820