

Situs : 406 CENTRE ST

Parcel ID: 154-045R

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SECRETARY HUD
C/O DGS INVESTMENTS
331 PLAIN ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 33-1
Vol / Pg 51366/155
District
Zoning R1C
Class Residential

Property Notes

VAC&ABAN



154-045R 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,132		72,790

Total Acres: .0719
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	72,800	72,800	0	69,400
Building	106,500	76,000	0	119,700
Total	179,300	148,800	0	189,100

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
09/02/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/20/04	M	0	BLDG Copy	0
12/20/01	35985	18,500	BLDG 5 Winds, 3 Drs	100

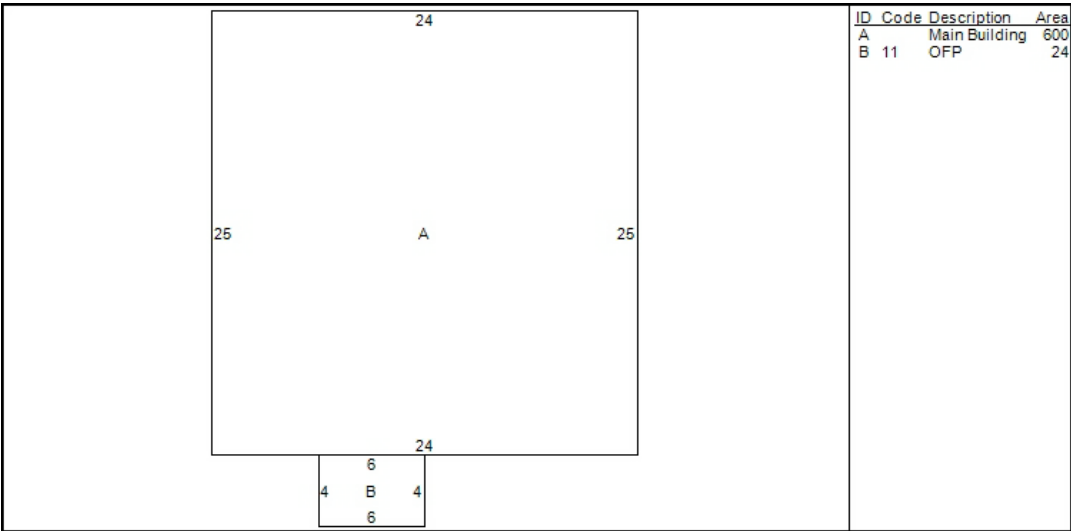
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/15/19	10	Land + Bldg	Transfer Of Convenience	51366/155	Quit Claim	SECRETARY HUD
12/21/17	136,120	Land + Bldg	Repossession	49237/283	Quit Claim	WELLS FARGO BANK NA
01/11/05	201,000	Land + Bldg	Valid Sale	29825/272		
04/28/03	144,000	Land + Bldg	Valid Sale	24930/344		
07/15/02	125,000	Land + Bldg	Valid Sale	22429/2		
01/24/02	38,000	Land + Bldg	Sold Twice In Same Year	21409/207		
08/10/98		Land + Bldg	Transfer Of Convenience	16489/345		

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Dwelling Information			
Style	Bungalow	Year Built	1920
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	1	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	3	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	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	153,871	% Good	45
Plumbing		% Good Override	
Basement	14,439	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	168,310	Additions	270
Ground Floor Area	600		
Total Living Area	600	Dwelling Value	76,010

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		11			270	