

<b>Situs : 189 DREW AV</b>	<b>Parcel ID: 159-006</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PENDLETON KEVIN LINDA PENDLETON 189 DREW AVE BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 4 Vol / Pg 38194/205 District Zoning R1C Class Residential
Property Notes	



159-006 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,825		90,400
Total Acres: .1567 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,400	90,400	0	86,900
Building	189,700	196,400	0	169,800
Total	280,100	286,800	0	256,700
Manual Override Reason				
Base Date of Value			1/1/2020	
Value Flag	MARKET APPROACH	Effective Date of Value 1/1/2020		
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/27/20	CM	Field Review	Other

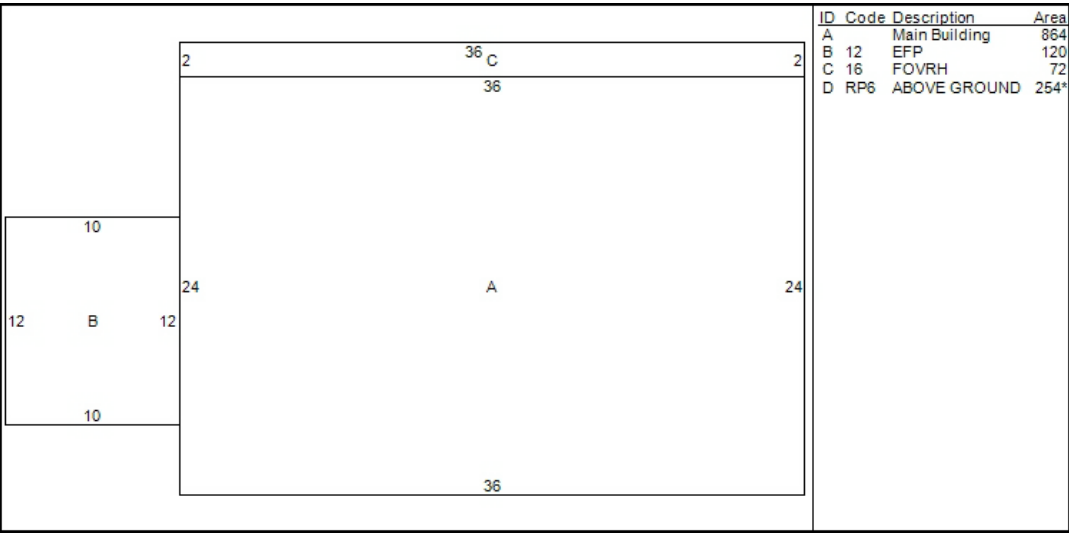
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/13/18	69822	4,000	SOLARPANLS	100
01/24/18	68239	26,000	ROOF/NEW New Kitchen Cabinets, Ceilings	
03/27/15	B61771	5,000	BLDG Solar Panels	100
02/22/10	52794	3,900	BLDG Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/29/10	155,000	Land + Bldg	Sale After Foreclosure	38194/205		
01/06/10	144,658	Land + Bldg	Repossession	38109/117		
10/29/09	114,500	Land + Bldg	Transfer Of Convenience	37863/213		
10/27/09	114,500	Land + Bldg	Transfer Of Convenience	37852/277		
11/20/01	192,000	Land + Bldg	Valid Sale	21026/90		

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1962
<b>Story height</b>	1	<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>	White	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	400	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>	Modern	<b>Bath Type</b>	
<b>Kitchen Remod</b>	Yes	<b>Bath 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>	196,470	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	18,436	<b>Functional</b>	
<b>Heating</b>	5,356	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	29,126	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	249,390	<b>Additions</b>	6,840
<b>Ground Floor Area</b>	864		
<b>Total Living Area</b>	1,336	<b>Dwelling Value</b>	196,380

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	254	254	1	2003	C	A	

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>	
<b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			2,810	
2		16			4,030	