

Situs : 91 DREW AV	Parcel ID: 159-024	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SINE MARIE SERGO F ISAAC 91 DREW AVE BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 19 Vol / Pg 46779/155 District Zoning R1C Class Residential
Property Notes	



159-024 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,350		91,160
Total Acres: .1687 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,200	91,200	0	87,600
Building	237,900	249,000	0	203,300
Total	329,100	340,200	0	290,900
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
08/27/20	CM	Field Review	Other
05/10/18	CP	Field Review	Other
06/07/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/16/17	66756	2,000	PORCH EFP	100
09/01/16	65409	3,000	SOLARPANLS	100
09/01/09	52097	4,500	BLDG Strip/Reroof	0
05/03/00	32629	1,000	BLDG A/G Pool	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/06/16	260,000	Land + Bldg	Valid Sale	46779/155	Quit Claim	SINE MARIE
04/01/98	96,000	Land + Bldg	Change After Sale (Physical)	16048/221		
05/01/96	110,000	Land + Bldg	Valid Sale			
03/01/87	130,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Raised Ranch	Year Built	1970
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	528	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	242,230	% Good	76
Plumbing		% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	40,257	C&D Factor	
		Adj Factor	1
Subtotal	305,220	Additions	10,860
Ground Floor Area	1,056		
Total Living Area	1,672	Dwelling Value	242,830
Building Notes			

Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Pool-Plln	1 x	250	250	1	2000	C	A	6,180	

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			4,860	
2		12			6,000	

