

Situs : 6 FAY RD	Parcel ID: 159-142	Class : Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BURNETT DEBORAH 6 FAY RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 1 Vol / Pg 47181/9 District Zoning R1C Class Residential
Property Notes	



159-142 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,360		91,170
Total Acres: .169 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,200	91,200	0	87,600
Building	164,900	171,400	0	163,500
Total	256,100	262,600	0	251,100
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
08/28/20	CM	Field Review	Other

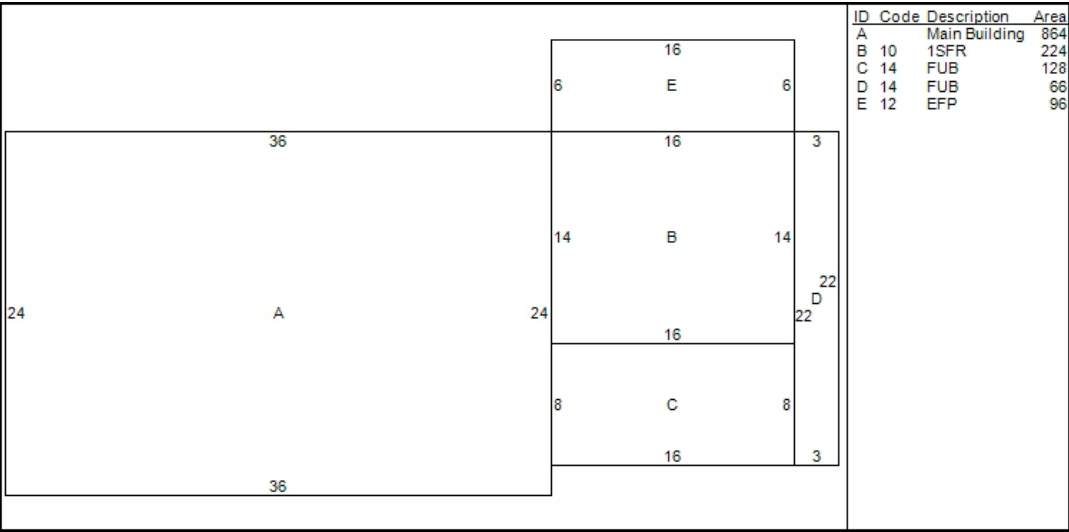
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/14/16	241,000	Land + Bldg	Valid Sale	47181/9	Quit Claim	BURNETT DEBORAH
07/09/15	126,000	Land + Bldg	Sale After Foreclosure	45773/235		YALE INVESTMENTS LLC
05/05/15	246,045	Land + Bldg	Repossession	45509/206		US BANK NA
07/01/05	254,500	Land + Bldg	Valid Sale	30840/239		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Pier/Slab	# 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	Hot Water	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	205,770	Additions	15,040
Ground Floor Area	864		
Total Living Area	1,088	Dwelling Value	171,430

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			10,640	
2		14			1,440	
3		14			760	
4		12			2,200	