

<b>Situs : 66 CAIRN RD</b>	<b>Parcel ID: 159-243</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
BASSILA ELIAS M 66 CAIRN RD BROCKTON MA 02302	Living Units    1 Neighborhood   200 Alternate ID    26 Vol / Pg        46300/143 District Zoning           R1C Class            Residential
<b>Property Notes</b>	



159-243 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 709			670
<div> <div>Total Acres: .2459</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,700	95,700	0	91,700
Building	193,600	190,500	0	174,600
Total	289,300	286,200	0	266,300
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/28/20	CM	Field Review	Other

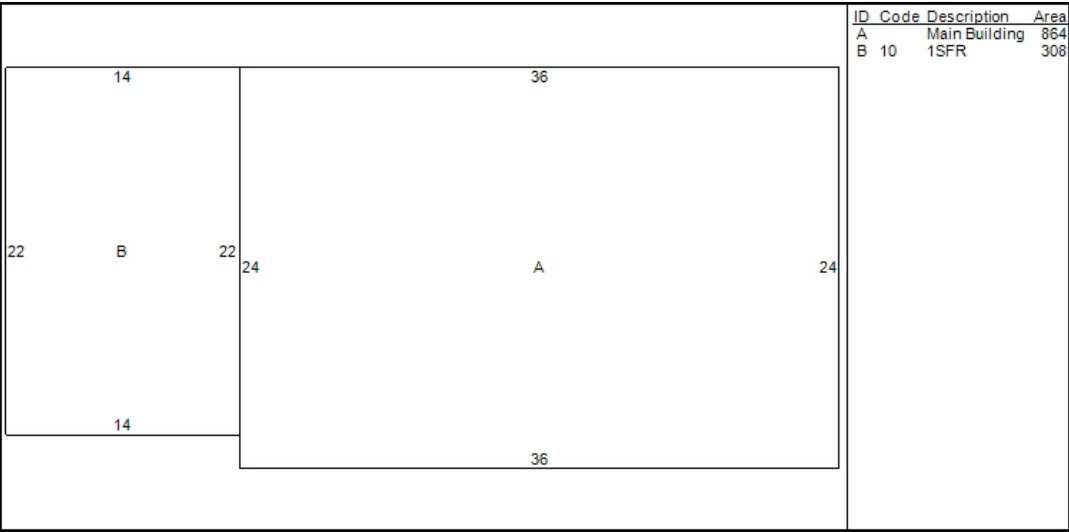
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/23/13	B59317	6,500	BLDG Oil Furnace+Duc	100
11/15/13	B59187	15,000	BLDG Int/Ext Redo	100
06/13/12	56620	1,600	BLDG Labor On Roof	0

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
11/23/15	1	Land + Bldg	Transfer Of Convenience	46300/143	
04/11/14	216,000	Land + Bldg	Valid Sale	44221/174	
10/11/13	110,500	Land + Bldg	Court Order/Decree	43707/141	
		Grantee BASSILA ELIAS M			

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Dwelling Information			
<b>Style</b>	Ranch Slab	<b>Year Built</b>	1957
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	2013
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Pier/Slab	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<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>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	1
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>		<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>	212,188	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	6,353	<b>Functional</b>	
<b>Heating</b>	5,785	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	3,689	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	228,020	<b>Additions</b>	17,180
<b>Ground Floor Area</b>	864		
<b>Total Living Area</b>	1,172	<b>Dwelling Value</b>	190,480

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		10			17,180	