

Situs : 37 MONTVALE RD	Parcel ID: 159-445	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KOZLOSKI DIANA TAMRA DONAHUE ETAL TRUSTEES 37 MONTVALE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 17 Vol / Pg 45885/292 District Zoning R1C Class Residential

Property Notes



159-445 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,850		94,780
Total Acres: .2261 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,800	94,800	0	90,800
Building	198,600	231,800	0	187,100
Total	293,400	326,600	0	277,900
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
08/31/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
08/04/15		Land + Bldg	Transfer Of Convenience	45885/292	
05/24/12		Land + Bldg	Transfer Of Convenience	41412/179	
Grantee KOZLOSKI DIANA					

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Dwelling Information

Style Ranch Slab	Year Built 1957	
Story height 1	Eff Year Built	
Attic None	Year Remodeled	
Exterior Walls Frame	Amenities	
Masonry Trim x		
Color Brown	In-law Apt No	

Basement

Basement Pier/Slab	# Car Bsm't Gar	
FBLA Size x	FBLA Type	
Rec Rm Size x	Rec Rm Type	

Heating & Cooling

Heat Type Basic	Stacks 1	
Fuel Type Oil	Openings 1	
System Type Hot Water	Pre-Fab	

Room Detail

Bedrooms 3	Full Baths 1	
Family Rooms	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	

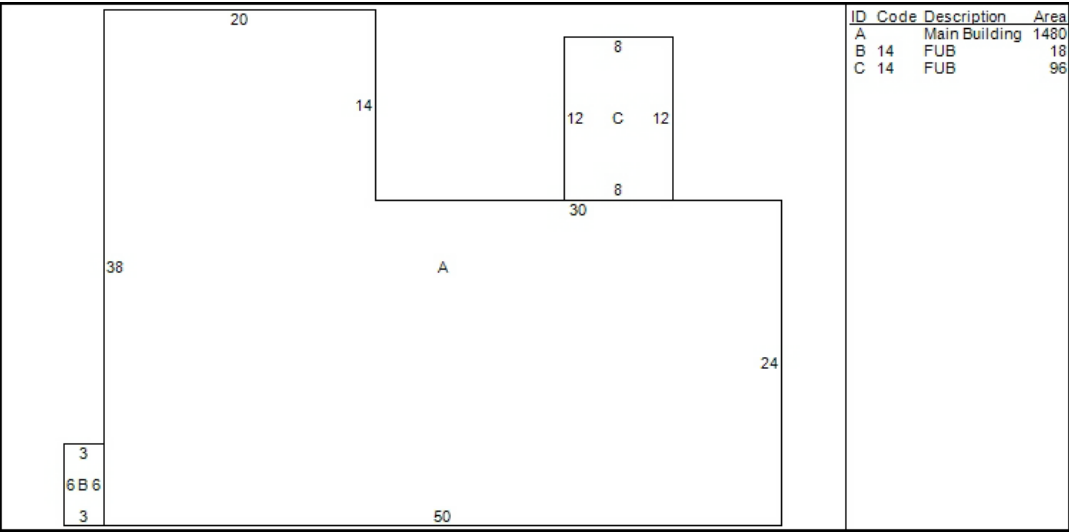
Grade & Depreciation

Grade C	Market Adj	
Condition Average	Functional	
CDU AVERAGE	Economic	
Cost & Design 0	% Good Ovr	
% Complete		

Dwelling Computations

Base Price 285,433	% Good 76	
Plumbing	% Good Override	
Basement 8,546	Functional	
Heating 0	Economic	
Attic 0	% Complete	
Other Features 9,382	C&D Factor	
	Adj Factor 1	
Subtotal 303,360	Additions 1,290	
Ground Floor Area 1,480		
Total Living Area 1,480	Dwelling Value 231,840	

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 Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		14			230	
2		14			1,060	