


Situs : 7 JOHN BERMAN DR		Parcel ID: 160-070	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER DILLON CONAN 7 JOHN BERMAN DR BROCKTON MA 02302		GENERAL INFORMATION Living Units 1 Neighborhood 200 Alternate ID 23BISH Vol / Pg 46985/198 District Zoning R1C Class Residential			
Property Notes <div style="height: 100px;"></div>					
 <p style="text-align: center; font-weight: bold;">160-070 03/18/2020</p>					

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	519			490
<div> <div>Total Acres: .2415</div> <div>Spot:</div> <div>Location:</div> </div>					

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,500	95,500	0	91,500
Building	244,900	263,400	0	207,200
Total	340,400	358,900	0	298,700
Manual Override Reason				
Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
Gross Building:		Effective Date of Value	1/1/2020	

Entrance Information				
Date	ID	Entry Code	Source	
08/31/20	CM	Field Review	Other	

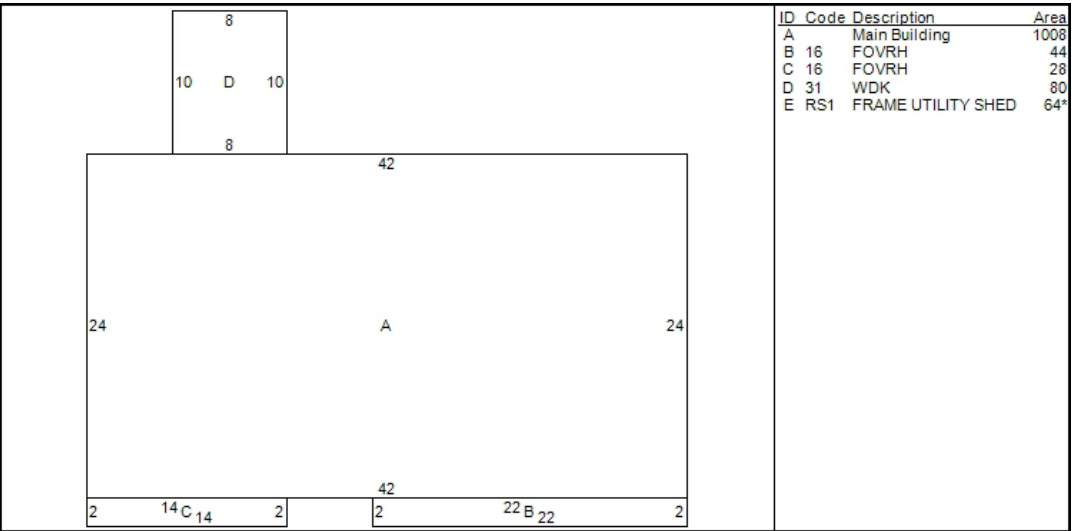
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
06/02/14	B60063	4,000	BLDG	20 Solar Panels	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/27/16	315,000	Land + Bldg	Valid Sale	46985/198	Quit Claim	DILLON CONAN
07/26/07	299,000	Land + Bldg	Valid Sale	34865/67		
08/28/98	124,000	Land + Bldg	Valid Sale	16546/78		

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Dwelling Information			
Style	Raised Ranch	Year Built	1970
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2015
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	504	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
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	234,652	% Good	85
Plumbing	9,787	% Good Override	
Basement	22,019	Functional	
Heating	6,397	Economic	
Attic	0	% Complete	
Other Features	28,844	C&D Factor	
		Adj Factor	1
Subtotal	301,700	Additions	6,640
Ground Floor Area	1,008		
Total Living Area	1,584	Dwelling Value	263,090

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 8		64	1	1995	C	A	310

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		16			3,230	
2		16			2,300	
3		31			1,110	