

Situs : 35 DONNA ST	Parcel ID: 160-255	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MORGAN KIRSTEN F 35 DONNA ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 5 Vol / Pg 33030/194 District Zoning R1C Class Residential

Property Notes



160-255 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Total Acres: .2296 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	219,800	224,500	0	214,300
Total	314,800	319,500	0	305,300
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
09/01/20	CM	Field Review	Other
02/14/05	BM	Estimated For Misc Reason	Other

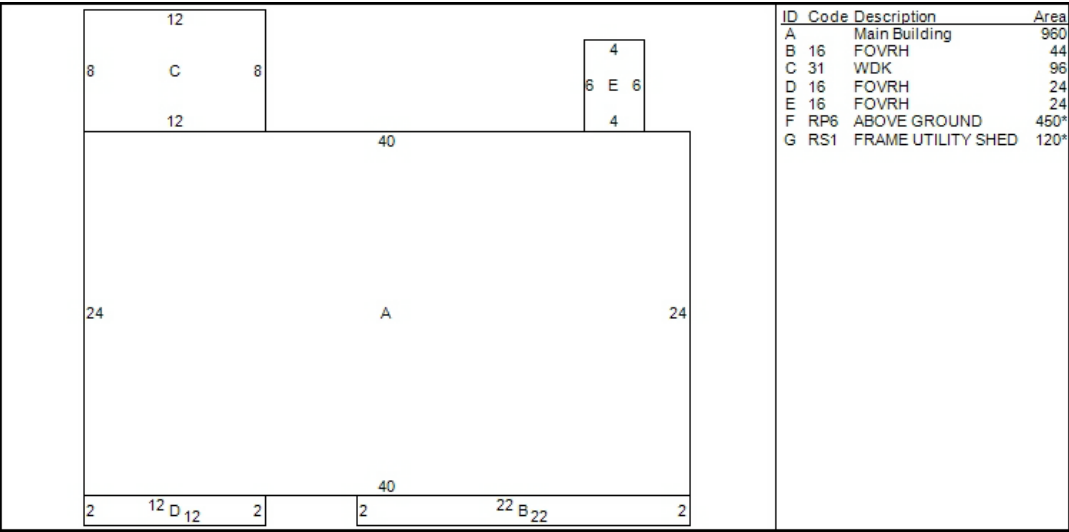
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/16/04	43095	6,000	BLDG R Kit Cabs, Cei	0
04/21/04	41531	2,825	BLDG Rep A/C Unit/Wi	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/14/06	356,000	Land + Bldg	Valid Sale	33030/194		

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Dwelling Information			
Style	Raised Ranch	Year Built	1967
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	Full	# Car Bsm t Gar	
FBLA Size	480	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		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	227,344	% Good	76
Plumbing		% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	35,722	C&D Factor	
		Adj Factor	1
Subtotal	284,400	Additions	7,460
Ground Floor Area	960		
Total Living Area	1,532	Dwelling Value	223,600

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1978	C	G	
Frame Shed	1 x	120	120	1	2004	C	A	930

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		16			2,740	
2		31			1,220	
3		16			1,750	
4		16			1,750	