

**Situs : 17 EMMET ST**

**Parcel ID: 162-076**

**Class : Two-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

TEIXEIRA KEVIN  
17 EMMET ST  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 2  
Neighborhood 90  
Alternate ID 22  
Vol / Pg 48766/64  
District  
Zoning R2  
Class Residential

**Property Notes**

HOUSE BEING REPRD/RBLT. 2017-2018  
VAC&ABAN



162-076 03/18/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	3,149			2,300

Total Acres: .233  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	80,700	80,700	0	75,200
<b>Building</b>	305,400	305,400	0	232,800
<b>Total</b>	386,100	386,100	0	308,000

**Manual Override Reason**

<b>Value Flag</b>	COST APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
12/27/18	P&C	Refused	Other
12/27/18	P&C	Field Review	Other
05/11/18	CP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/13/17	B67747	70,000	ADDITION Raze Front Of Property To Existing	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/07/17	140,000	Land + Bldg	Repossession	48766/64	Quit Claim	TEIXEIRA KEVIN
12/21/16	216,000	Land + Bldg	Repossession	47914/13	Foreclosure	WILMINGTON SAVINGS FUND SOC
11/16/04	389,000	Land + Bldg	Valid Sale	29469/223		

<b>Situs : 17 EMMET ST</b>	<b>Parcel Id: 162-076</b>	<b>Class: Two-Family</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
----------------------------	---------------------------	--------------------------	---------------------	----------------------------------

**Dwelling Information**

<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	1995
<b>Attic</b>	None	<b>Year Remodeled</b>	2018
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<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**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	6	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	2
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	14		
<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>	

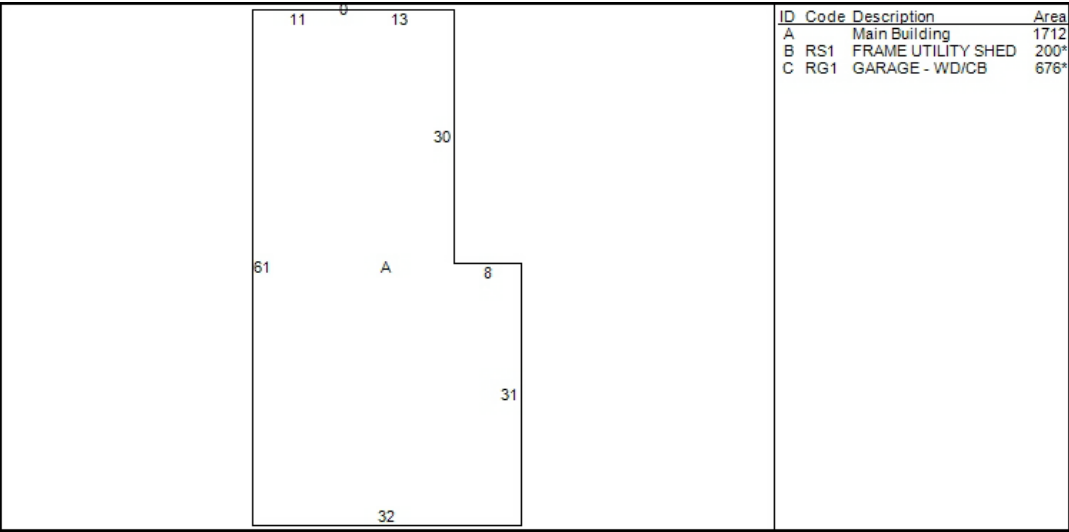
**Grade & Depreciation**

<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>	55		

**Dwelling Computations**

<b>Base Price</b>	568,036	<b>% Good</b>	85
<b>Plumbing</b>	22,837	<b>% Good Override</b>	
<b>Basement</b>	32,305	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	55
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	623,180	<b>Additions</b>	
<b>Ground Floor Area</b>	1,712		
<b>Total Living Area</b>	3,424	<b>Dwelling Value</b>	291,340

**Building Notes**



ID	Code	Description	Area
A		Main Building	1712
B	RS1	FRAME UTILITY SHED	200*
C	RG1	GARAGE - WD/CB	676*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 200		200	1	1925	C	A	740
Det Garage	1 x 676		676	1	1987	C	A	13,310

**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