


<b>Situs : 193 AMES ST</b>	<b>Parcel ID: 164-008</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
VOLPE GABE P 1028 N MONTELLO ST BROCKTON MA 02301	Living Units    2 Neighborhood   210 Alternate ID    58 Vol / Pg        36967/281 District Zoning            R3 Class            Residential
<b>Property Notes</b>	



164-008 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,323		75,970
<div> <div>Total Acres: .1222</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,000	76,000	0	71,700
Building	294,400	292,300	0	242,100
Total	370,400	368,300	0	313,800
<div> <div>Manual Override Reason</div> <div> <div>Value Flag</div> <div>Base Date of Value</div> <div>Effective Date of Value</div> </div> </div>				
<div> <div>MARKET APPROACH</div> <div>1/1/2020</div> <div>1/1/2020</div> </div>				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/03/20	GL	Field Review	Other
09/23/19	CP	Field Review	Other
04/26/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/07/09	52299	20,000	BLDG Int Remodel	0
04/01/05	43663	11,000	BLDG See Notes	0
08/01/01	35105	400	BLDG 4 Window s, 2 Dr	100
07/02/99	31010	2,200	BLDG Repair 20 Windo	100
06/29/99	30989	2,000	BLDG Repair Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/23/09	55,000	Land + Bldg	Sale After Foreclosure	36967/281		VOLPE GABE P
08/04/08	90,000	Land + Bldg	Repossession	36243/150		
01/31/06	343,000	Land + Bldg	Valid Sale	32149/124		
12/23/04		Land + Bldg	Transfer Of Convenience	29729/311		
05/19/03	220,000	Land + Bldg	Valid Sale	25179/251		
05/23/01	125,000	Land + Bldg	Valid Sale	19875/317		
12/24/98	55,000	Land + Bldg	Valid Sale	16981/315		

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Class: Two-Family

Card: 1 of 1

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Dwelling Information

Style

Tw o Family

Year Built

1925

Story height

1

Eff Year Built

Attic

Unfin

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

912

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Gas

System Type

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

5

Full Baths

3

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

11

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

Average

Functional

CDU

AVERAGE

Economic

Cost & Design

10

% Good Ovr

% Complete

Dwelling Computations

Base Price

219,766

% Good

62

Plumbing

19,574

% Good Override

Basement

20,622

Functional

Heating

0

Economic

Attic

8,880

% Complete

Other Features

48,619

C&D Factor

10

Subtotal

317,460

Adj Factor

1

Additions

75,320

Ground Floor Area

912

Dwelling Value

291,830

Total Living Area

2,304

Building Notes

ID Code	Description	Area
A	Main Building	912
B	50/12 BSMT/EFP	180
C	12 EFP	115
D	50/10/10 BSMT/1SFR/1SFR	240
E	31 WDK	48
F	RS1 FRAME UTILITY SHED	48*
G	RS1 FRAME UTILITY SHED	80*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 48		48	1	1925	C	A	180
Frame Shed	1 x 80		80	1	1925	C	A	290

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	50	12			11,220
2		12			5,020
3	50	10	10		58,030
4		31			1,050