

Situs : 186 AMES ST

Parcel ID: 165-069

Class: Multiple Houses On One Parcel

Card: 1 of 2

Printed: October 28, 2020

CURRENT OWNER

MENDES GEORGE
841 CENTRE ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	2
Neighborhood	210
Alternate ID	20
Vol / Pg	50920/294
District	
Zoning	R3
Class	Residential

Property Notes

VAC&ABAN



165-069 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	2,240			1,640

Total Acres: .2121
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	80,000	80,000	0	74,700
Building	208,400	208,400	0	169,100
Total	288,400	288,400	0	243,800

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag COST APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other
09/23/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/03/04	41651	7,500	BLDG Sdng, Nw Wnds	100
10/24/03	40745	3,500	BLDG New Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/21/19	241,500	Land + Bldg	Repossession	50920/294	Quit Claim	MENDES GEORGE
01/14/19	210,000	Land + Bldg	Repossession	50718/141	Foreclosure	MTGLQ INVESTORS LP
05/16/03		Land + Bldg	Transfer Of Convenience	25148/113		HALL SCOTT H

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Dwelling Information			
Style	Colonial Ne	Year Built	1900
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	187,574	% Good	45
Plumbing		% Good Override	
Basement	11,734	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	199,310	Additions	5,670
Ground Floor Area	368		
Total Living Area	804	Dwelling Value	95,360
Building Notes			

<div> <div>16</div> <div>10 C 10</div> <div>16</div> <div>23 A 23</div> <div>16</div> <div>5 B 5</div> <div>16</div> </div>		<div> <div>ID Code Description Area</div> <div>A Main Building 368</div> <div>B 12 EFP 80</div> <div>C 10 1SFR 160</div> <div>D AB1 BANK BARN 672*</div> </div>						
Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bank Barn	1 x	672	672	1	1925	D	F	4,650
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		12			1,080			
2		10			4,590			

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CURRENT OWNER	GENERAL INFORMATION
<p>MEDES GEORGE 841 CENTRE ST BROCKTON MA 02302</p>	<p>Living Units 2 Neighborhood 210 Alternate ID 20 Vol / Pg 50920/294 District Zoning R3 Class Residential</p>

Property Notes
VAC&ABAN



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 2,240			1,640
Total Acres: .2121				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,000	80,000	0	74,700
Building	208,400	208,400	0	169,100
Total	288,400	288,400	0	243,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other
09/23/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
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Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/21/19	241,500	Land + Bldg	Repossession	50920/294	Quit Claim	MEDES GEORGE
01/14/19	210,000	Land + Bldg	Repossession	50718/141	Foreclosure	MTGLQ INVESTORS LP
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Dwelling Information			
Style	Bungalow	Year Built	1900
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
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	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	169,807	% Good	45
Plumbing		% Good Override	
Basement	14,486	Functional	
Heating	0	Economic	
Attic	24,950	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	209,240	Additions	14,270
Ground Floor Area	572		
Total Living Area	1,241	Dwelling Value	108,430

Building Notes	

<div>22</div> <div>10</div> <div>22</div> <div>26</div> <div>22</div>	<div>B</div> <div>A</div>	<div>10</div> <div>26</div>	<div>ID Code</div> <div>A</div> <div>B</div>	<div>Description</div> <div>Main Building</div> <div>50/20/20 BSMT/1SMA/1SMA</div>	<div>Area</div> <div>572</div> <div>220</div>
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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 Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	20	20		14,270	