

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



165-069 03/16/2020

Property Notes

VAC&ABAN

Land Information

Type	SF	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	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	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

	16			ID Code	Description	Area
				A	Main Building	368
10	C	10		B 12	EFP	80
				C 10	1SFR	160
	16			D AB1	BANK BARN	672*
23	A	23				
	16					
5	B	5				
	16					

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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Property Notes

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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

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Gross Building:

Entrance Information

Date	ID	Entry Code	Source
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Permit Information

Date Issued	Number	Price	Purpose		% Complete
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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	In-law Apt	No
Color	Natural		

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	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	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

ID	Code	Description	Area
A		Main Building	572
B	50/20/20	BSMT/1SMA/1SMA	220

22			
10	B	10	
22			
26	A	26	
22			

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