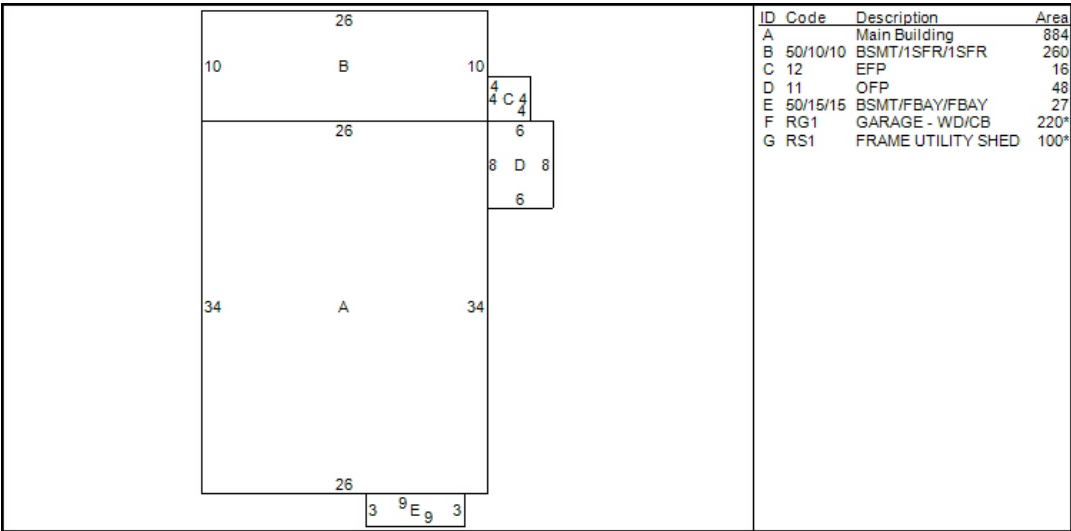


Situs : 15 FAXON ST		Parcel ID: 166-024		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DRUSINSKAS JOHN A 15 FAXON ST BROCKTON MA 02302			Living Units 2 Neighborhood 210 Alternate ID 5 Vol / Pg 33217/20 District Zoning R3 Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	6,171		77,200					
Total Acres: .1417 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		77,200	77,200	0	72,600				
Building		321,600	352,300	0	283,800				
Total		398,800	429,500	0	356,400				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
03/19/97	27177	2,240	BLDG Str/Reroof	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
08/18/06		Land + Bldg	Transfer Of Convenience	33217/20					

Situs : 15 FAXON ST	Parcel Id: 166-024	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Tw o Family	Year Built	1887
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	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	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	355,470	% Good	62
Plumbing	9,787	% Good Override	
Basement	20,216	Functional	
Heating	0	Economic	
Attic	8,705	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	79,300
Subtotal	394,180		
Ground Floor Area	884		
Total Living Area	2,342	Dwelling Value	348,130

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 220		220	1	1925	D	A	3,820
Frame Shed	1 x 100		100	1	1925	C	A	370

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	10	10		61,440	
2		12			1,240	
3		11			1,860	
4	50	15	15		14,760	