

Situs : 146 SAWTELL AV	Parcel ID: 166-069	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CENTEIO ARISTIDES 146 SAWTELL AV BROCKTON MA 02302	Living Units 3 Neighborhood 210 Alternate ID 20B Vol / Pg 50425/275 District Zoning R1C Class Residential

Property Notes



166-069 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 777			570
Total Acres: .1785				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,000	79,000	0	73,900
Building	452,900	519,800	0	421,200
Total	531,900	598,800	0	495,100
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	MARKET APPROACH			
Gross Building:				

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

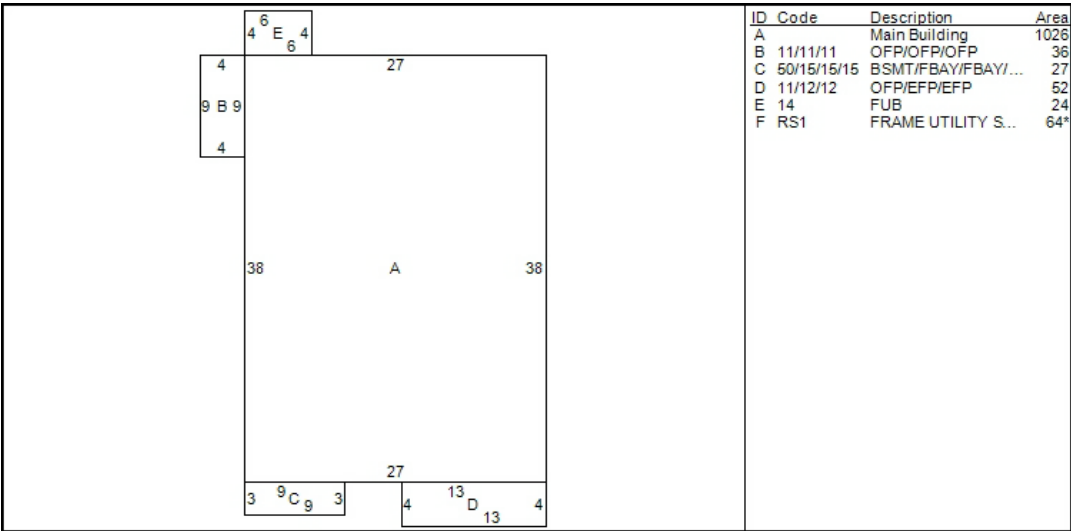
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/09/16	65253	20,000	INT IMPR	100
08/08/16	65221	9,500	HVAC	100
02/19/16	64083	9,000	HVAC	100
09/24/02	37651	5,600	BLDG 32 Rep Window s	100
08/20/02	37417	3,900	BLDG Cover Soffit, W	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/19/18	525,000	Land + Bldg	Valid Sale	50425/275	Quit Claim	CENTEIO ARISTIDES
07/14/16	307,500	Land + Bldg	Private Sale No Put On Market	47178/105	Quit Claim	NEYSEAN REALTY LLC
03/05/14	100	Land + Bldg	Transfer Of Convenience	44122/28		
06/17/13		Land + Bldg	Transfer Of Convenience	43212/264		
06/17/13	121,000	Land + Bldg	Repossession	43212/252		
03/15/02	249,000	Land + Bldg	Valid Sale	21725/318		
04/01/86	140,000	Land + Bldg				
12/01/84	10,000	Land + Bldg	Family Sale			

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Dwelling Information			
Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	1990
Attic	None	Year Remodeled	2016
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	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	494,496	% Good	82
Plumbing	18,124	% Good Override	
Basement	20,623	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	38,550
Subtotal	533,240		
Ground Floor Area	1,026		
Total Living Area	3,159	Dwelling Value	519,530

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 64		64	1	1981	C	A	240

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		11	11	11	4,840	
2	50	15	15	15	26,080	
3		11	12	12	7,220	
4	14				410	