

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Card: 1 of 1

Printed: October 28, 2020

Situs: 228 SAWTELL AV Parcel ID: 171-080 **CURRENT OWNER GENERAL INFORMATION** SALOMON USEDA

Living Units 1 Neighborhood 210 Alternate ID 31

Vol / Pg 14545/00276

District

R1C Residential

Zoning Class

Property Notes

Class: Single Family Residence

171-080 03/16/2020

Land Information Type Size Influence Factors Influence % Value Primary SF 7,000 78,400 Residual SF 8,840 6,450

Total Acres: .3636

Spot: Location:

228 SAWTELLE AVE

BROCKTON MA 02302

	Assessment Information				
	Appraised	Cost	Income	Prior	
Land	84,900	84,900	0	78,200	
Building	287,200	348,100	0	271,100	
Total	372,100	433,000	0	349,300	

Value Flag MARKET APPROACH **Gross Building:**

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

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

			Permit Info	ormation	
Date Issued	Number	Price	Purpose		% Complete
07/25/14	B60443	5,000	BLDG	23 Solar Panels	100
09/03/08	50670	2,900	BLDG	7 Vinyl Rep Win	0

Sales/Ownership History

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 14545/276



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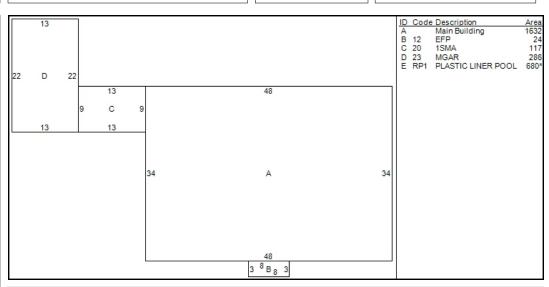
Situs: 228 SAWTELL AV Parcel Id: 171-080 **Dwelling Information** Style Ranch Year Built 1950 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Brick **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size 1,200 Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks 1 Fuel Type Gas Openings 1 System Type Hot Water Pre-Fab Room Detail Bedrooms 3 Full Baths 2 Family Rooms Half Baths 1 **Kitchens Extra Fixtures** Total Rooms 7 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 0 % Good Ovr % Complete **Dwelling Computations** 364,996 Base Price **% Good** 72 16,312 **Plumbing** % Good Override 31,136 Basement **Functional** 0 Heating Economic 0 Attic % Complete 42,119 **C&D Factor** Other Features Adi Factor 1 454,560 Additions 14,480 Subtotal 1,632 **Ground Floor Area** 1,749 Dwelling Value 341,760 **Total Living Area**

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		Out	tbuilding	Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Pllin	1 x	680	680	1	1976	С	Α	6,350

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			580	
2		20			6,840	
3		23			7,060	