

Situs : 228 SAWTELL AV	Parcel ID: 171-080	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SALOMON USEDA  228 SAWTELLE AVE BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 31 Vol / Pg 14545/00276 District Zoning R1C Class Residential
Property Notes	



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:			

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

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch

1

None

Brick

x

Natural

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1950

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

x

1,200

# Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Gas

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

1

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

7

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

2

1

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C+

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

364,996

16,312

31,136

0

0

42,119

454,560

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

72

1

14,480

Ground Floor Area

1,632

Total Living Area

1,749

Dwelling Value

341,760

Building Notes

13

22

D

22

13

9

C

9

13

48

34

A

34

48

3

8

B

8

3

ID

Code

Description

Area

A

12

EFP

24

C

20

1SMA

117

D

23

MGAR

286

E

RP1

PLASTIC LINER POOL

680\*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Pool-Pllin

1 x 680

680

1

1976

C

A

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