

Situs : 11 ANDOVER ST

Parcel ID: 171-088

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BELIZAIRES KERSON
11 ANDOVER ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	11
Vol / Pg	40983/325
District	
Zoning	R1C
Class	Residential

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	920		670

Total Acres: .1818
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other
09/26/19	CP	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	235,000	256,200	0	202,900
Total	314,100	335,300	0	276,900

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/18/12	B57605	800	BLDG Ext Frnt Repair	100
12/03/03	40977	1,400	BLDG 3 Vinyl Winds	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/16/12	142,000	Land + Bldg	Court Order/Decree	40983/325		BELIZAIRE KERSON

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

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	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
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	

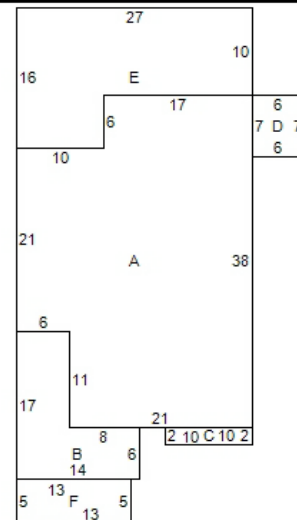
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	332,859	% Good	62
Plumbing	6,041	% Good Override	
Basement	18,930	Functional	
Heating	0	Economic	
Attic	20,379	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	378,210	Additions	16,370
Ground Floor Area	900		
Total Living Area	2,282	Dwelling Value	250,860

Building Notes



ID	Code	Description	Area
A		Main Building	900
B	10	1SFR	150
C	15	FBAY	20
D	12/10	EBP/1SFR	42
E	12	EBP	330
F	31	WDK	65
G	RP1	PLASTIC LINER POOL	512

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1983	C	A	5,330

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	Line #	Low	1st	2nd	3rd	Value
1		10			5,950	5		31			620
2		15			1,180						
3		12	10		2,360						
4		12			6,260						