

<b>Situs : 33 ANDOVER ST</b>	<b>Parcel ID: 171-115</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
MURIEL RAFAEL 33 ANDOVER ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 8 Vol / Pg 42919/261 District Zoning R1C Class Residential
Property Notes	



171-115 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 920			670
Total Acres: .1818				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	174,100	175,700	0	165,000
Total	253,200	254,800	0	239,000
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
09/26/19	CP	Field Review	Other

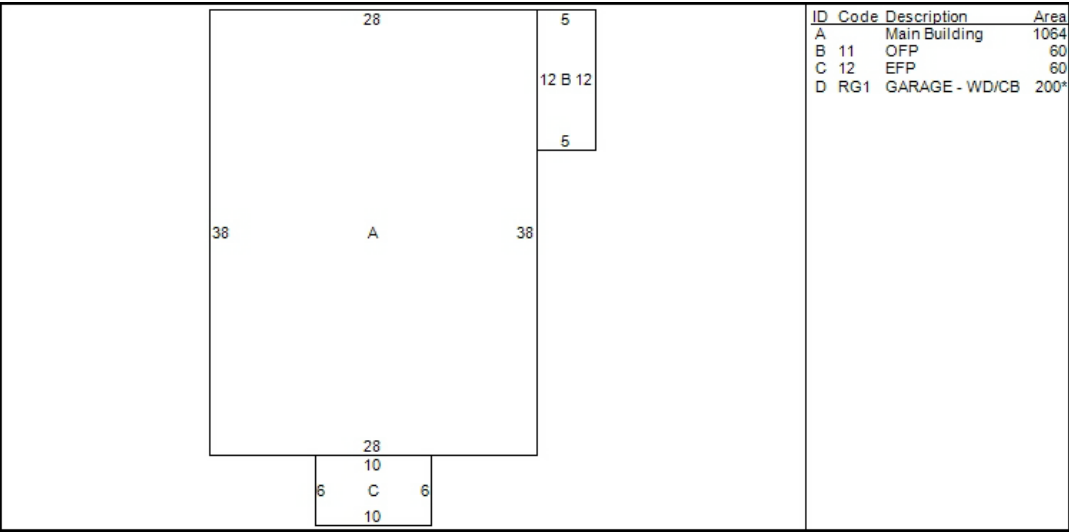
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/06/10	53495	5,000	BLDG Weatherstripping	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/11/13		Land + Bldg	Transfer Of Convenience	42919/261		MURIEL RAFAEL
07/15/03	219,000	Land + Bldg	Valid Sale	25790/285		
03/09/01	149,900	Land + Bldg	Valid Sale	19477/147		
10/25/00		Land + Bldg	Family Sale	19000/92		

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Dwelling Information			
Style	Bungalow	Year Built	1925
Story height	1	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	1	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	4	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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	225,289	% Good	62
Plumbing	3,021	% Good Override	
Basement	21,140	Functional	
Heating	0	Economic	
Attic	22,758	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	272,210	Additions	2,050
Ground Floor Area	1,064		
Total Living Area	1,383	Dwelling Value	170,820

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	200	200	1	1925	C	A	4,880

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			930	
2		12			1,120	