

Situs : 36 ANDOVER ST	Parcel ID: 171-117	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DUPIE DON 36 ANDOVER ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 7 Vol / Pg 39704/338 District Zoning R1C Class Residential
Property Notes	



171-117 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,600		77,820
Total Acres: .1515 Spot:				
Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,800	77,800	0	73,100
Building	190,300	199,400	0	169,400
Total	268,100	277,200	0	242,500
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
09/26/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/18/19	BP-19-85	3,410	SOLARPANLS	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/01/11	182,500	Land + Bldg	Valid Sale	39704/338		DUPIE DON
02/06/06		Land + Bldg	Transfer Of Convenience	32175/293		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Warm Air	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
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	

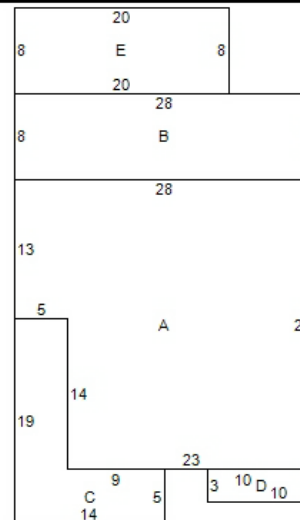
Grade & Depreciation

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

Dwelling Computations

Base Price	276,873	% Good	62
Plumbing		% Good Override	
Basement	17,321	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	294,190	Additions	16,980
Ground Floor Area	686		
Total Living Area	1,283	Dwelling Value	199,380

Building Notes



ID	Code	Description	Area
A		Main Building	686
B	50/10	BSMT/1SFR	224
C	12	EFB	140
D	15	FBAY	30
E	31	WDK	160

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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	50	10			10,850
2		12			2,850
3		15			1,670
4		31			1,610