

<b>Situs : 91 BALTIC AV</b>		<b>Parcel ID: 172-022</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
<b>CURRENT OWNER</b>  BROWN SANDRA J TRUSTEE BROWN FAMILY TRUST 91 BALTIC AVE BROCKTON MA 02302		<b>GENERAL INFORMATION</b>  Living Units    1 Neighborhood   200 Alternate ID    12 Vol / Pg        48020/341 District Zoning           R1C Class            Residential			
<b>Property Notes</b>  <div style="height: 100px;"></div>					



172-022 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 4,532			4,310
<div> <div>Total Acres: .3336</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,300	99,300	0	95,100
Building	212,200	260,100	0	218,400
Total	311,500	359,400	0	313,500
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
09/02/20	CM	Field Review	Other

Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/19/17	249,900	Land + Bldg	Court Order/Decree	48020/341	Quit Claim	BROWN SANDRA J TRUSTEE
07/31/13	239,000	Land + Bldg	Valid Sale	43427/210		
06/01/01	199,900	Land + Bldg	Valid Sale	19943/269		
07/31/98	115,750	Land + Bldg	Valid Sale	16456/184		
03/01/94	93,000	Land + Bldg	Valid Sale			

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1965
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	2013
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	Yes
<b>Kitchen Remod</b>	Yes		

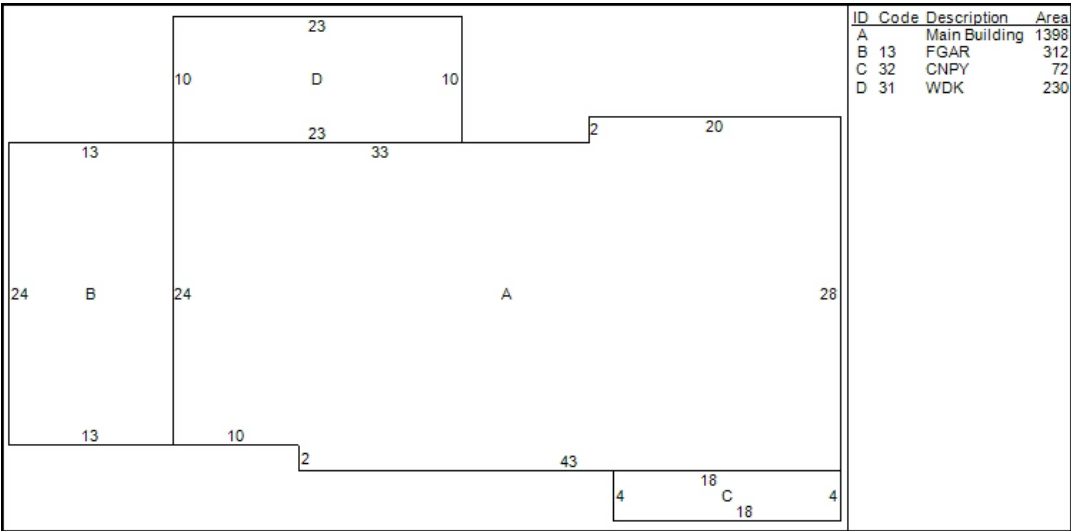
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	273,405	<b>% Good</b>	81
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	25,655	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	308,440	<b>Additions</b>	10,210

<b>Ground Floor Area</b>	1,398		
<b>Total Living Area</b>	1,398	<b>Dwelling Value</b>	260,050

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		13			6,800	
2		32			570	
3		31			2,840	