

Situs : 85 BALTIC AV		Parcel ID: 172-023		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
HY SON ROBERT WAYNE & PATRICIA A HY SON 85 BALTIC AVE BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 13 Vol / Pg 03494/00089 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	61			60				
Total Acres: .231 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		95,100	95,100	0	91,100				
Building		208,900	238,800	0	189,100				
Total		304,000	333,900	0	280,200				
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		
10/15/08	50864	4,088	BLDG	1 Wind, 2 Doors			0		
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
3494/89									

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Dwelling Information			
Style	Ranch	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

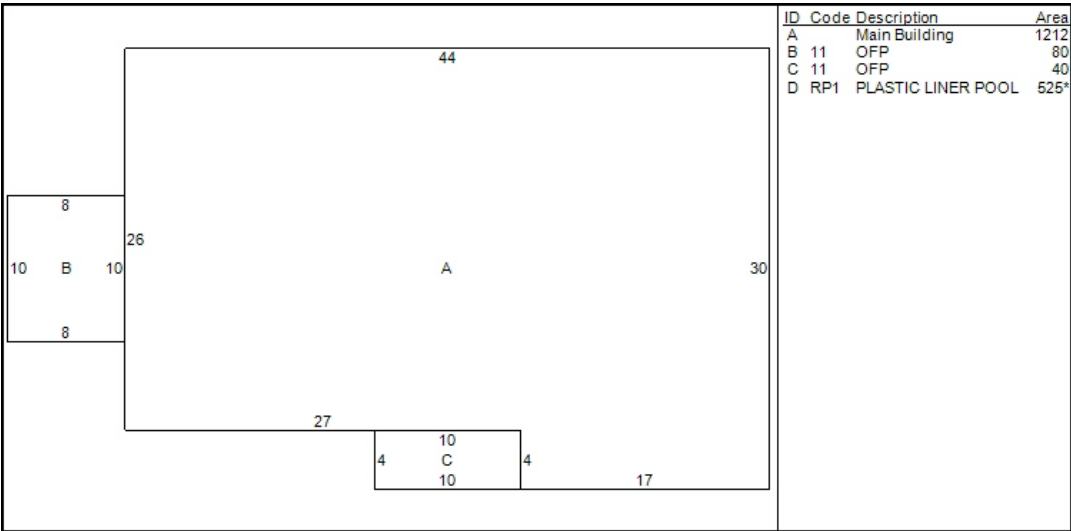
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	246,590	% Good	81
Plumbing	6,041	% Good Override	
Basement	23,139	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	285,150	Additions	2,430

Ground Floor Area	1,212		
Total Living Area	1,212	Dwelling Value	233,400

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	525	525	1	1984	C	A	5,410

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			1,620	
2		11			810	