

<b>Situs : 77 BALTIC AV</b>	<b>Parcel ID: 172-024</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CRUZ JOAO C 77 BALTIC AV BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 14 Vol / Pg 47133/152 District Zoning R1C Class Residential
Property Notes	



172-024 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,032			980
Total Acres: .2533				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,000	96,000	0	91,900
Building	225,000	240,100	0	203,300
Total	321,000	336,100	0	295,200
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
09/02/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/18/05	44699	3,000	BLDG Vinyl Siding	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/01/16	255,000	Land + Bldg	Valid Sale	47133/152	Quit Claim	CRUZ JOAO C
03/26/02		Land + Bldg	Transfer Of Convenience	21779/69		

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Dwelling Information			
Style	F To B Splt	Year Built	1967
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	475	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	216,518	% Good	84
Plumbing	6,041	% Good Override	
Basement	10,159	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	32,829	C&D Factor	
		Adj Factor	1
Subtotal	265,550	Additions	17,050
Ground Floor Area	1,002		
Total Living Area	1,557	Dwelling Value	240,110
Building Notes			

Outbuilding Data																																	
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																									
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1002</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>80</td> </tr> <tr> <td>C</td> <td>13</td> <td>FGAR</td> <td>264</td> </tr> <tr> <td>D</td> <td>12</td> <td>FFP</td> <td>180</td> </tr> <tr> <td>E</td> <td>31</td> <td>WDK</td> <td>144</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	1002	B	16	FOVRH	80	C	13	FGAR	264	D	12	FFP	180	E	31	WDK	144
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E	31	WDK	144																														
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		16			4,620																												
2		13			5,960																												
3		12			4,620																												
4		31			1,850																												