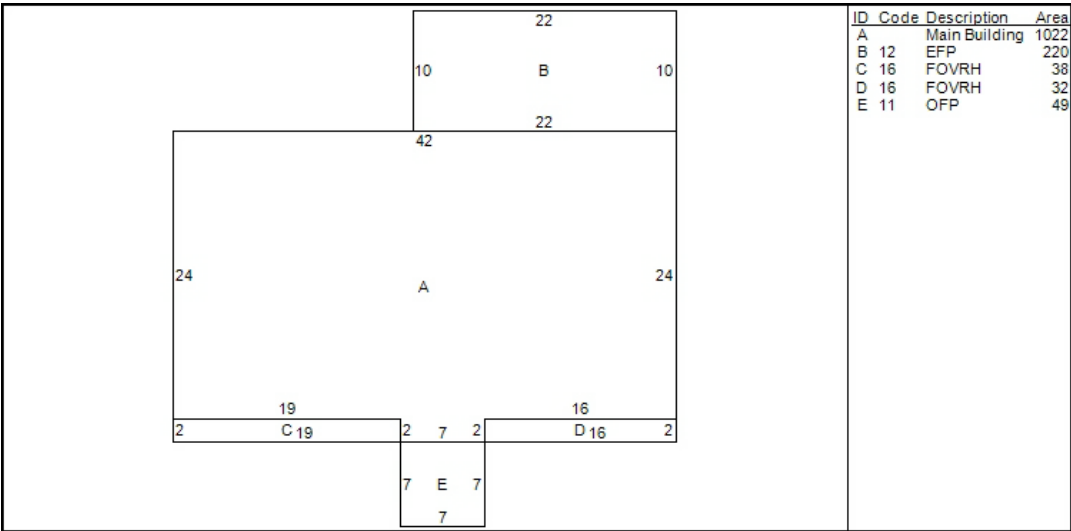


| | | | | | | | | | |
|--|---------|--------------------|--|--------------------------------|-----------|--------------|------------|---------------------------|--|
| Situs : 11 BALTIC AV | | Parcel ID: 172-031 | | Class: Single Family Residence | | Card: 1 of 1 | | Printed: October 28, 2020 | |
| CURRENT OWNER | | | GENERAL INFORMATION | | | | | | |
| OHARE KRISTEN M 11 BALTIC AV BROCKTON MA 02302 | | | Living Units 1 Neighborhood 200 Alternate ID 21 Vol / Pg 31347/154 District Zoning R1C Class Residential | | | | | | |
| Property Notes | | | | | | | | | |
| | | | | | | | | | |
| Land Information | | | | | | | | | |
| Type | | Size | Influence Factors | Influence % | Value | | | | |
| Primary | SF | 10,000 | | | 95,000 | | | | |
| Residual | SF | 6,341 | | | 6,020 | | | | |
| Total Acres: .3752 Spot: Location: | | | | | | | | | |
| Assessment Information | | | | | | | | | |
| | | Appraised | Cost | Income | Prior | | | | |
| Land | | 101,000 | 101,000 | 0 | 96,800 | | | | |
| Building | | 254,200 | 272,300 | 0 | 228,800 | | | | |
| Total | | 355,200 | 373,300 | 0 | 325,600 | | | | |
| Manual Override Reason | | | | | | | | | |
| | | Base Date of Value | | 1/1/2020 | | | | | |
| Value Flag | | MARKET APPROACH | | Effective Date of Value | | 1/1/2020 | | | |
| Gross Building: | | | | | | | | | |
| Permit Information | | | | | | | | | |
| Date Issued | Number | Price | Purpose | | | | % Complete | | |
| 06/29/04 | 42136 | 29,000 | BLDG | Wndw s, Drs, Cei | | | 100 | | |
| 06/21/04 | 42074 | 8,065 | BLDG | Wndw s & Entry D | | | 100 | | |
| 01/26/04 | 41170 | 4,000 | BLDG | Temp Mobile Hm | | | 100 | | |
| 07/14/99 | 31056 | 500 | BLDG | Close Deck W/Sc | | | 100 | | |
| Sales/Ownership History | | | | | | | | | |
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee | | | |
| 09/16/05 | 1 | Land + Bldg | Family Sale | 31347/154 | | | | | |
| 02/01/01 | 180,000 | Land + Bldg | Valid Sale | 19331/152 | | | | | |

| | | | | |
|----------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 11 BALTIC AV | Parcel Id: 172-031 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|----------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|--------------------------|--------------|------------------------|---------|
| Style | Raised Ranch | Year Built | 1969 |
| 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 | 1 |
| FBLA Size | 600 | 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 | 2 | Full Baths | 1 |
| Family Rooms | | Half Baths | 1 |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 5 | | |
| 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 | Average | Functional | |
| CDU | GOOD | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 236,817 | % Good | 84 |
| Plumbing | 6,525 | % Good Override | |
| Basement | 22,222 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 44,095 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 309,660 | Additions | 12,180 |
| Ground Floor Area | 1,022 | | |
| Total Living Area | 1,692 | Dwelling Value | 272,290 |

| Building Notes | |
|----------------|--|
| | |



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

| 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 | | 12 | | | 6,050 | |
| 2 | | 16 | | | 2,690 | |
| 3 | | 16 | | | 2,350 | |
| 4 | | 11 | | | 1,090 | |