

<b>Situs : 70 BALTIC AV</b>	<b>Parcel ID: 172-043</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MATTIE LINDA J 70 BALTIC AV BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 10 Vol / Pg 42005/206 District Zoning R1C Class Residential
Property Notes	



172-043 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,653			3,470
Total Acres: .3135				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	98,500	98,500	0	94,300
Building	246,100	299,700	0	223,700
Total	344,600	398,200	0	318,000
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
05/20/16	64681	9,000	SOLARPANLS	100
09/13/99	31390	57,400	BLDG Renovations	100
01/28/99	30185	16,600	BLDG Add 1 Garage Ba	100
01/08/99	30130	12,000	BLDG Add 8 X 10 Bath	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/26/12	220,000	Land + Bldg	Valid Sale	42005/206		
10/30/98	85,200	Land + Bldg	Change After Sale (Physical)	16761/349		
04/02/97	82,000	Land + Bldg		15071		

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**Dwelling Information**

<b>Style</b>	Ranch	<b>Year Built</b>	1968
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<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>	2
<b>Family Rooms</b>	1	<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

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

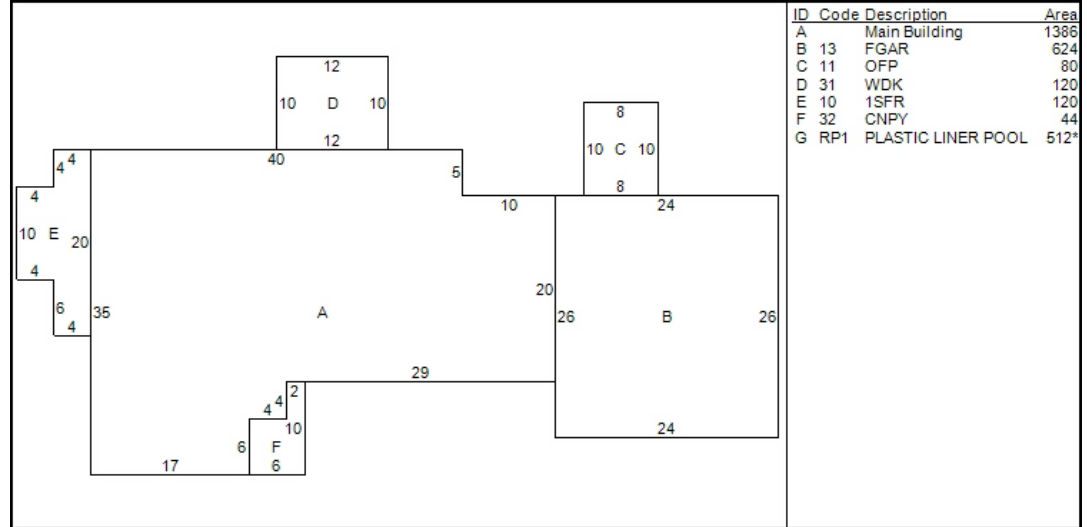
**Grade & Depreciation**

<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>	271,650	<b>% Good</b>	84
<b>Plumbing</b>	15,104	<b>% Good Override</b>	
<b>Basement</b>	25,491	<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>	321,630	<b>Additions</b>	24,190
<b>Ground Floor Area</b>	1,386		
<b>Total Living Area</b>	1,506	<b>Dwelling Value</b>	294,360

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1968	C	A	5,330

**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	Line #	Low	1st	2nd	3rd	Value
1		13			14,030	5		32			420
2		11			1,680						
3		31			1,510						
4		10			6,550						