

Situs : 80 BALTIC AV	Parcel ID: 172-044	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ANDRADE MARCELINO MARIA ANDRADE 80 BALTIC AV BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 11 Vol / Pg 46676/43 District Zoning R1C Class Residential
Property Notes	



172-044 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 26			20
<div> <div>Total Acres: .2302</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	257,200	273,100	0	232,200
Total	352,200	368,100	0	323,200
<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
05/15/18	CP	Field Review	Other
09/18/06	BM	Not At Home	Other

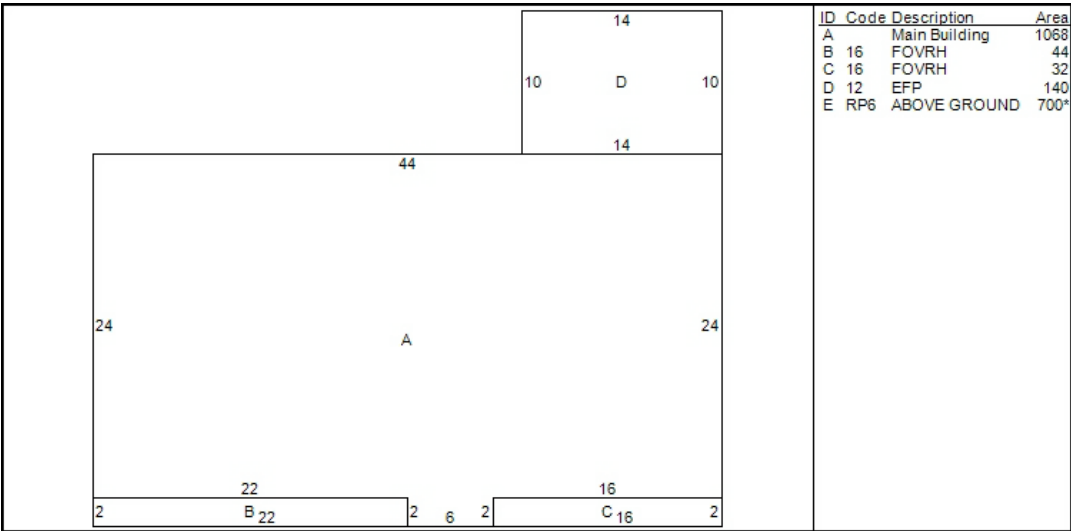
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/26/17	B67630	11,000	SOLARPANLS	100
05/18/06	46447	1,900	BLDG 8 Vinyl Window s	0
09/09/05	44951	180	BLDG 8 Vinyl Winds	0
06/08/01	34758	15,900	BLDG 30' X 24' A/G P	100
01/23/01	34060	1,500	BLDG R 2 Winds W/ Pt	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/11/16	226,000	Land + Bldg	Sale After Foreclosure	46676/43	Quit Claim	ANDRADE MARCELINO
02/23/15	238,500	Land + Bldg	Repossession	45247/331		U S BANK NATIONAL ASSOCIATION
07/19/12		Land + Bldg	Transfer Of Convenience	41672/156		
08/30/00	180,000	Land + Bldg	Outlier-Written Desc Needed	18837/112		
07/31/00		Land + Bldg	Transfer Of Convenience	18741/163		
05/01/00	169,900	Land + Bldg	Valid Sale	18484/300		

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Dwelling Information			
Style	Raised Ranch	Year Built	1968
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	534	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	4	Full Baths	1
Family Rooms		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	244,124	% Good	84
Plumbing	6,525	% Good Override	
Basement	22,908	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	40,577	C&D Factor	
		Adj Factor	1
Subtotal	314,130	Additions	9,230
Ground Floor Area	1,068		
Total Living Area	1,678	Dwelling Value	273,100

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	700	700	1	2001	C	A	

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			3,020	
2		16			2,350	
3		12			3,860	