

Situs : 18 BANKS ST	Parcel ID: 172-149	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LINCOLN BONNIE ANN LEON HAROLD DUCEY 36 SHERIDAN ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 2 Vol / Pg 35384/130 District Zoning R1C Class Residential

Property Notes



172-149 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,000		87,750
Total Acres: .1148 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,800	87,800	0	84,500
Building	172,700	183,000	0	156,400
Total	260,500	270,800	0	240,900
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
05/04/98	28838	6,000	BLDG Alarms, Winds	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/10/07	1	Land + Bldg	Family Sale	35384/130		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	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

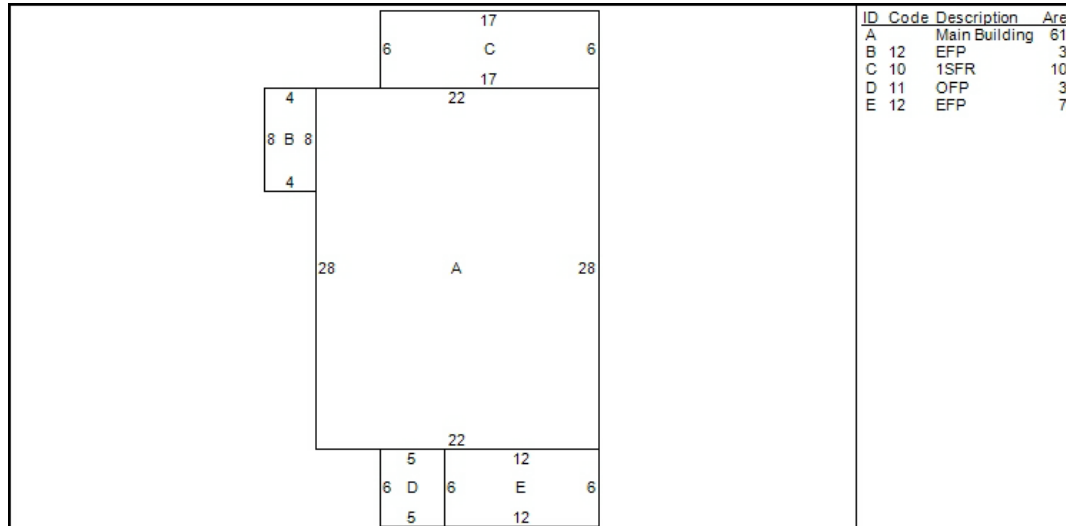
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	260,634	% Good	62
Plumbing	6,525	% Good Override	
Basement	16,305	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	283,460	Additions	7,200
Ground Floor Area	616		
Total Living Area	1,180	Dwelling Value	182,950

Building Notes

ID	Code	Description	Area
A		Main Building	616
B	12	EFP	32
C	10	1SFR	102
D	11	OFP	30
E	12	EFP	72



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

Complex Name	
Condo Model	C
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			680
2		10			4,530
3		11			500
4		12			1,490