

Situs : 136 ARTHUR ST	Parcel ID: 172-213	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
STUDLEY JESSICA F TONY E CEFALO 136 ARTHUR ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 21 Vol / Pg 46403/54 District Zoning R1C Class Residential

Property Notes



172-213 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,200			3,040
Total Acres: .3031				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	98,000	98,000	0	93,900
Building	141,600	174,100	0	148,600
Total	239,600	272,100	0	242,500
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/18/15	196,000	Land + Bldg	Valid Sale	46403/54		STUDLEY JESSICA F
04/29/15	107,500	Land + Bldg	Court Order/Decree	45487/23		KLK ENTERPRISES INC

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Dwelling Information			
Style	Bungalow	Year Built	1940
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

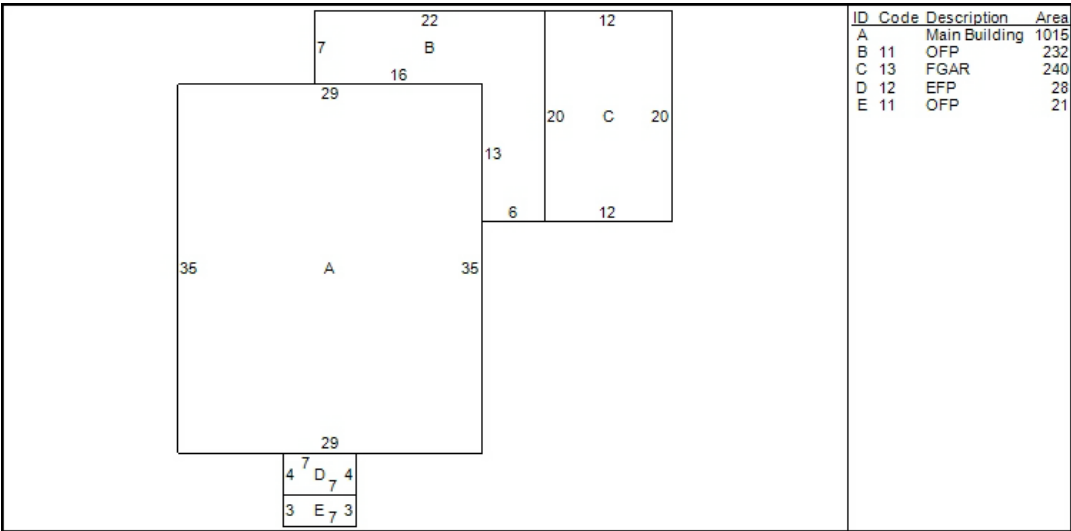
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	218,273	% Good	69
Plumbing		% Good Override	
Basement	20,482	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	238,760	Additions	9,320

Ground Floor Area	1,015		
Total Living Area	1,015	Dwelling Value	174,060

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		11			3,930	
2		13			4,420	
3		12			620	
4		11			350	