

Situs : 245 SAWTELL AV	Parcel ID: 172-219	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RISE AGAIN REALTY LLC C/O YVONNE CHANCE 245 SAWTELL AV BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 34 Vol / Pg 51705/45 District Zoning R1C Class Residential

Property Notes



172-219 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 920			670
Total Acres: .1818 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	147,300	132,900	0	100,000
Total	226,400	212,000	0	174,000
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
09/04/20	GL	Field Review	Other
07/07/20	JPO	Entry & Sign	Ow ner
05/13/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/22/19	1955	15,000	REMODEL	Mls List Price @ \$409.9k 07/01/20:
07/03/19	BP-19-1152	9,000	NEW CONSTR	As Of 3 /10 Work Hasnt Started Jc
12/01/11	55841	6,000	BLDG	Strip/Reroof 0
06/14/96	26123	5,000	BLDG	Reroof,Dormer 60

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/27/19	200,000	Land + Bldg	Change After Sale (Physical)	51705/45	Quit Claim	RISE AGAIN REALTY LLC
06/03/19	75,200	Land + Bldg	Private Sale No Put On Market	51182/219	Quit Claim	RCA DEVELOPMENT INC
08/01/84	5,000	Land + Bldg	Transfer Of Convenience	5737/298		RCA DEVELOPMENT INC

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Dwelling Information

Style	Colonial Ne	Year Built	1910
Story height	1.7	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	
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	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

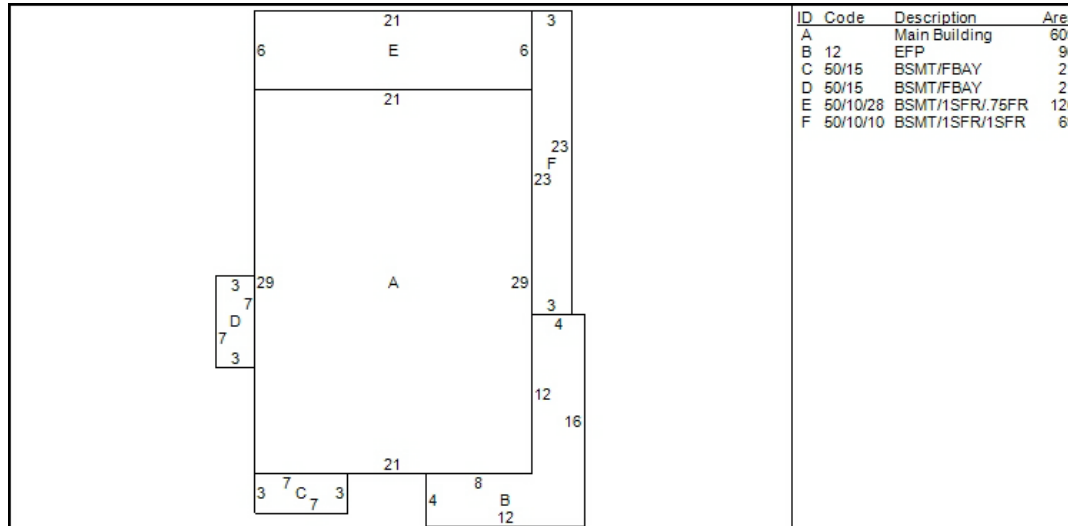
Grade & Depreciation

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

Dwelling Computations

Base Price	239,825	% Good	45
Plumbing	9,062	% Good Override	
Basement	15,003	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	263,890	Additions	14,100
Ground Floor Area	609		
Total Living Area	1,467	Dwelling Value	132,850

Building Notes



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

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
2		12			1,310	6	50	10	10		4,190
3	50	15			1,080						
4	50	15			1,080						
5	50	10	28		6,440						