


<b>Situs : 221 SAWTELL AV</b>	<b>Parcel ID: 172-223</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
ELTINOR JOSEPH 221 SAWTELL AV BROCKTON MA 02302	Living Units    2 Neighborhood   210 Alternate ID    38 Vol / Pg        46546/282 District Zoning           R1C Class            Residential
<b>Property Notes</b>	



172-223 03/16/2020

Land Information					
Type	Size	Influence Factors	Influence %	Value	
Primary	SF	7,000		78,400	
Residual	SF	6,639		4,850	
Total Acres: .3131 Spot: _____ Location: _____					

Assessment Information					
	Appraised	Cost	Income	Prior	
<b>Land</b>	83,300	83,300	0	77,000	
<b>Building</b>	300,600	306,800	0	252,600	
<b>Total</b>	383,900	390,100	0	329,600	
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other
12/05/08	PJS	Entry & Sign	Ow ner
04/21/06	BM	Not At Home	Other

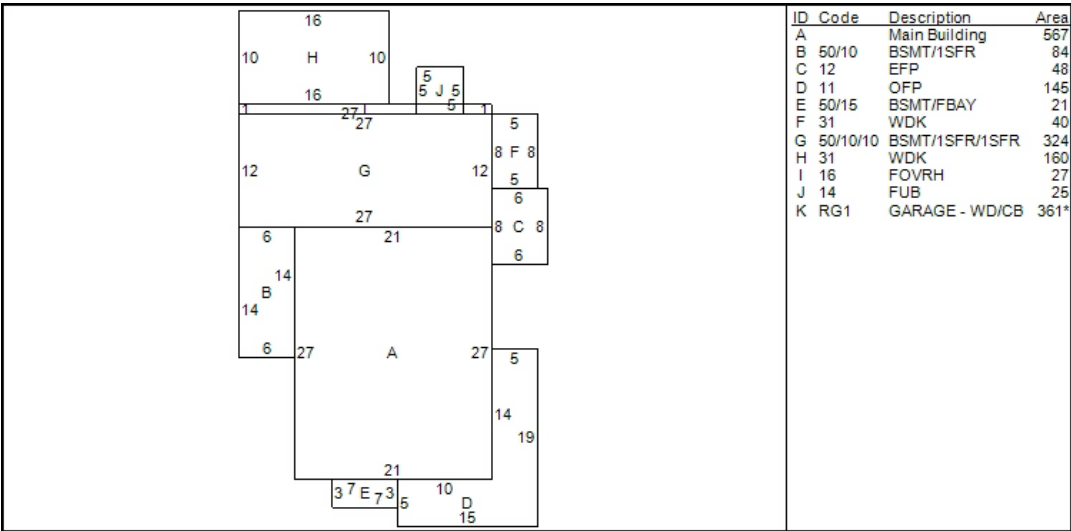
Permit Information					
Date Issued	Number	Price	Purpose	Reroof, V Side	% Complete
07/22/05	44564	11,000	BLDG		0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/29/16	235,000	Land + Bldg	Valid Sale	46546/282	Quit Claim	ELTINOR JOSEPH
05/23/05	1	Land + Bldg	Family Sale	30569/091		
12/17/03	40,000	Land + Bldg	Transfer Of Convenience	27240/114		
03/23/00	146,200	Land + Bldg	Valid Sale	18372/183		
11/01/88	169,000	Land + Bldg	Valid Sale			
10/01/86	122,000	Land + Bldg	Changed After Asmt Date/B4 Sale			

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Dwelling Information			
Style	Tw o Family	Year Built	1912
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	249,266	% Good	62
Plumbing	9,787	% Good Override	
Basement	15,594	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	274,650	Additions	112,840
Ground Floor Area	567		
Total Living Area	1,772	Dwelling Value	300,150

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	361	361	1	1925	C	A	6,630

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	50	10			16,060	5		31			930	
2		12			2,600	6	50	10	10		72,110	
3		11			3,970	7			31		2,600	
4	50	15			7,190	8			16		7,070	