

<b>Situs : 55 BOURNE ST</b>	<b>Parcel ID: 172-484</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SMALL KAPRICE M 55 BOURNE ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 35 Vol / Pg LC/118021 District Zoning R1C Class Residential

Property Notes



172-484 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,500		90,420
Total Acres: .1951 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,400	90,400	0	79,600
Building	188,700	197,000	0	179,700
Total	279,100	287,400	0	259,300
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
08/14/20	JR	Field Review	Other

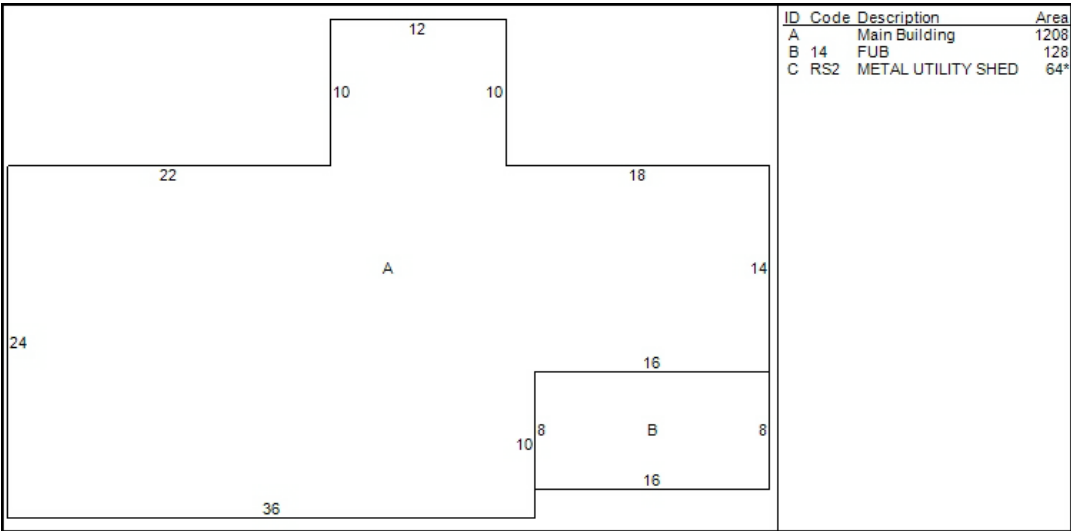
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/12/12	55979	6,000	BLDG Kitchen/Bath	100
10/26/98	29821	4,886	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/19/12	180,000	Land + Bldg	Valid Sale	LC/118021		
01/06/12	88,000	Land + Bldg	Change After Sale (Physical)	LC/116939		
12/01/84	62,000	Land + Bldg	Family Sale			
08/01/83	51,000	Land + Bldg				

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Dwelling Information			
Style	Ranch Slab	Year Built	1963
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Pier/Slab	# 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	Warm Air	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	246,089	% Good	76
Plumbing		% Good Override	
Basement	7,368	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	256,870	Additions	1,440
Ground Floor Area	1,208		
Total Living Area	1,208	Dwelling Value	196,660

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	64	64	1	1980	C	A	320

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		14			1,440	