

Situs : 4 MARSDEN ST	Parcel ID: 172-527	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KOLA WOLE A TINUKE ONLY IDE KOLA WOLE 4 MARSDEN ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 1 Vol / Pg LC/111590 District Zoning R1C Class Residential

Property Notes



172-527 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,590		86,580
Total Acres: .1283 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	86,600	86,600	0	76,700
Building	183,500	169,600	0	176,800
Total	270,100	256,200	0	253,500
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
08/14/20	JR	Field Review	Other

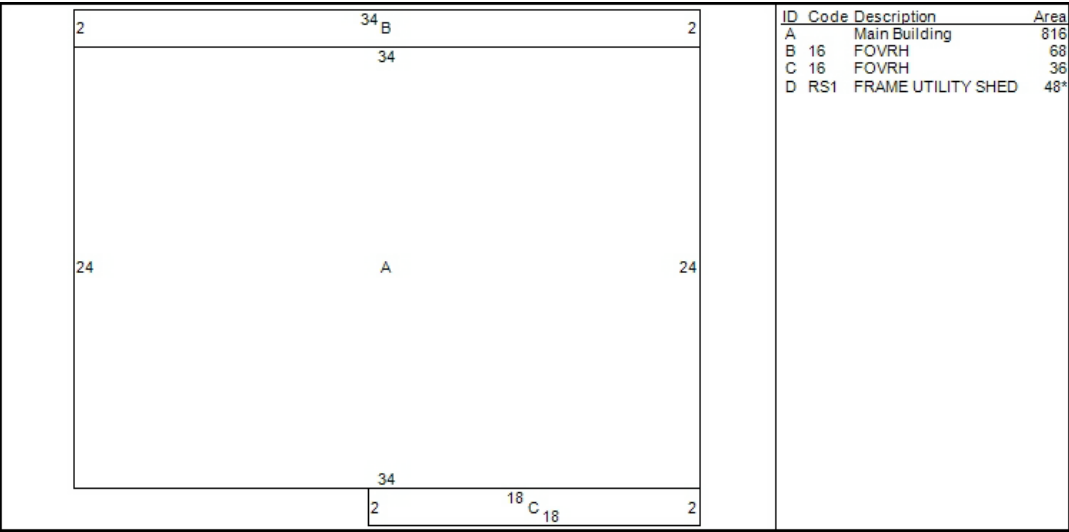
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/08/19	BP-19-337	2,000	SOLARPANLS	
06/08/16	64385	6,000	ROOF/NEW	100
06/07/16	64831	7,000	ROOF/NEW	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/31/08	205,000	Land + Bldg	Valid Sale	LC/111590		KOLA WOLE A TINUKE
03/01/91	114,500	Land + Bldg	Valid Sale			
04/01/84	57,000	Land + Bldg				

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Dwelling Information			
Style	F To B Splt	Year Built	1955
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	189,704	% Good	72
Plumbing		% Good Override	
Basement	8,901	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	227,730	Additions	5,470
Ground Floor Area	816		
Total Living Area	1,320	Dwelling Value	169,440

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 48		48	1	1990	C	A	180

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		16			3,380	
2		16			2,090	