

**Situs : 8 MARSDEN ST**

**Parcel ID: 172-528**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

LENTINI THOMAS R  
PATRICIA M LENTINI  
8 MARSDEN ST  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	2
Vol / Pg	05389/00487
District	
Zoning	R1C
Class	Residential

## Property Notes



172-528 03/16/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	5,000			85,800

Total Acres: .1148  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	85,800	85,800	0	76,100
Building	205,800	207,600	0	203,300
Total	291,600	293,400	0	279,400

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

### Entrance Information

Date	ID	Entry Code	Source
08/14/20	JR	Field Review	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/28/15	B62666	4,000	BLDG Solar Panels	0
05/12/15	B62102	6,000	BLDG Strip/Reroof	0
04/29/08	50074	3,300	BLDG 12 Vinyl Window	0
08/25/98	29467	1,000	BLDG Reroof	100

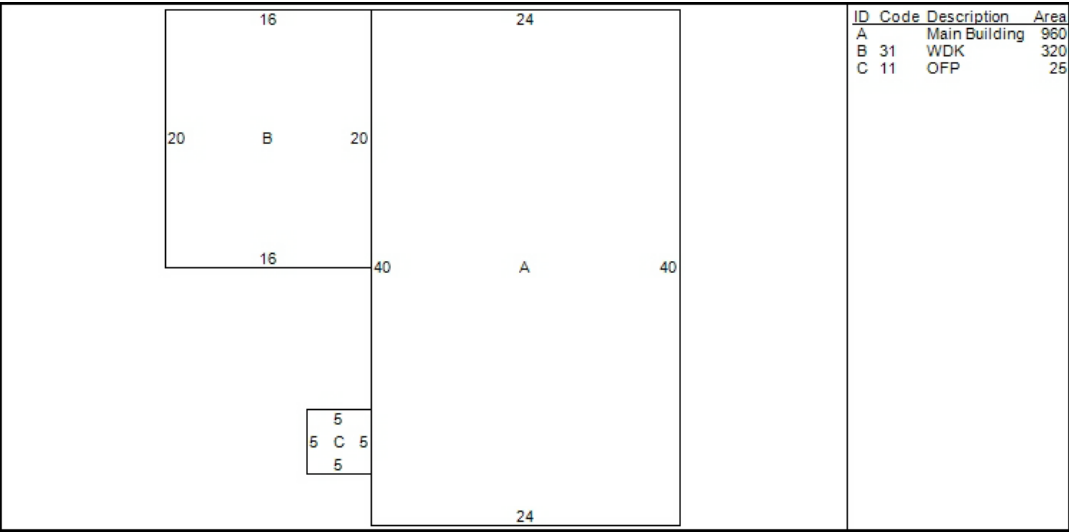
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/83	54,900	Land + Bldg		5389/487		

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Dwelling Information			
Style	Ranch	Year Built	1976
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	480	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	210,504	% Good	80
Plumbing		% Good Override	
Basement	19,753	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	23,693	C&D Factor	
		Adj Factor	1
Subtotal	253,950	Additions	4,400
Ground Floor Area	960		
Total Living Area	1,440	Dwelling Value	207,560

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		31			3,920	
2		11			480	