

Situs : 32 PRATT ST

Parcel ID: 174-255

Class : Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FOLEY WILLIAM E
PATRICIA A FOLEY
32 PRATT ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 5
Vol / Pg 03603/00625
District
Zoning R1C
Class Residential

Property Notes



174-255 03/16/2020

| Land Information | | | | |
|---------------------------------------|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 7,200 | | 90,940 |
| Total Acres: .1653 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 90,900 | 90,900 | 0 | 87,400 |
| Building | 183,000 | 191,700 | 0 | 201,100 |
| Total | 273,900 | 282,600 | 0 | 288,500 |
| 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 |
| 09/09/20 | CM | Field Review | Other |

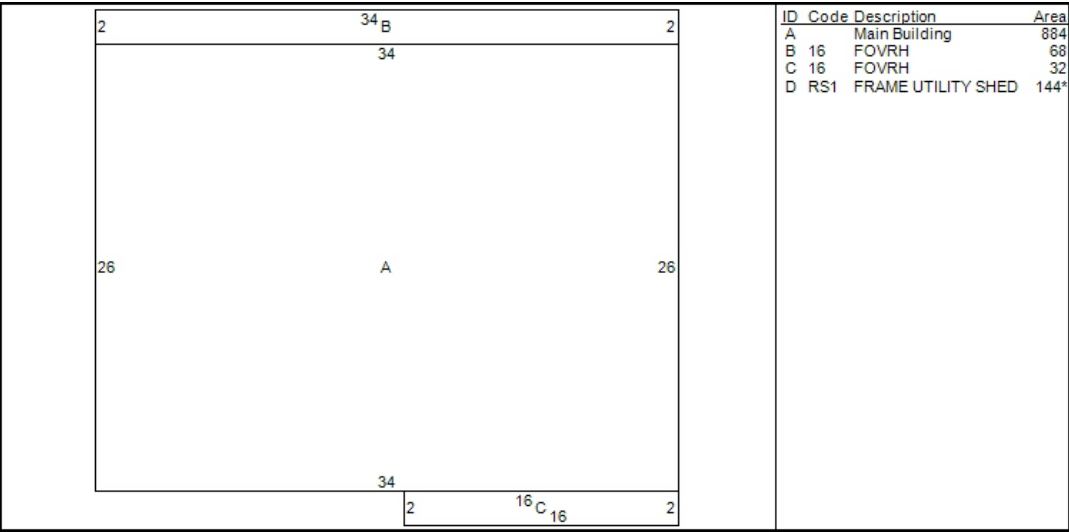
| Permit Information | | | | |
|--------------------|--------|-------|-----------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 12/30/15 | B63865 | 4,900 | BLDG Roof | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| | | | | 3603/625 | | |
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| Situs : 32 PRATT ST | Parcel Id: 174-255 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|----------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|

| Dwelling Information | | | |
|--------------------------|-------------|------------------------|---------|
| Style | F To B Splt | Year Built | 1965 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Blue | In-law Apt | No |
| Basement | | | |
| Basement | Part | # Car Bsm't Gar | |
| FBLA Size | 400 | FBLA Type | |
| Rec Rm Size | x | Rec Rm Type | |
| Heating & Cooling | | Fireplaces | |
| Heat Type | Central Ac | 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 | | |
| 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 | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 199,478 | % Good | 76 |
| Plumbing | | % Good Override | |
| Basement | 9,360 | Functional | |
| Heating | 5,438 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 29,126 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 243,400 | Additions | 6,010 |
| Ground Floor Area | 884 | | |
| Total Living Area | 1,384 | Dwelling Value | 190,990 |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed | 12 x 12 | | 144 | 1 | 1980 | B | A | 660 |

| 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 | | | 3,880 | |
| 2 | | 16 | | | 2,130 | |