

Situs : 35 PRATT ST

Parcel ID: 174-259

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MANN LILLE D
35 PRATT ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 10
Vol / Pg 48587/186
District
Zoning R1C
Class Residential

Property Notes



174-259 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 6,200			5,890

Total Acres: .3719
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	100,900	100,900	0	96,600
Building	166,800	180,000	0	150,700
Total	267,700	280,900	0	247,300

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
09/09/20	CM	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/22/20	1706	5,000	OTHER Modular Structure	
09/25/18	70159	18,480	SOLARPANLS	
08/12/99	31239	9,000	BLDG Add 3 S Sunrm O	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/26/17	158,000	Land + Bldg	Court Order/Decree	48587/186 14450/211	Quit Claim	MANN LILLE D

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Dwelling Information			
Style	Colonial Ne	Year Built	1910
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

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	Oil	Openings
System Type	Warm Air	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

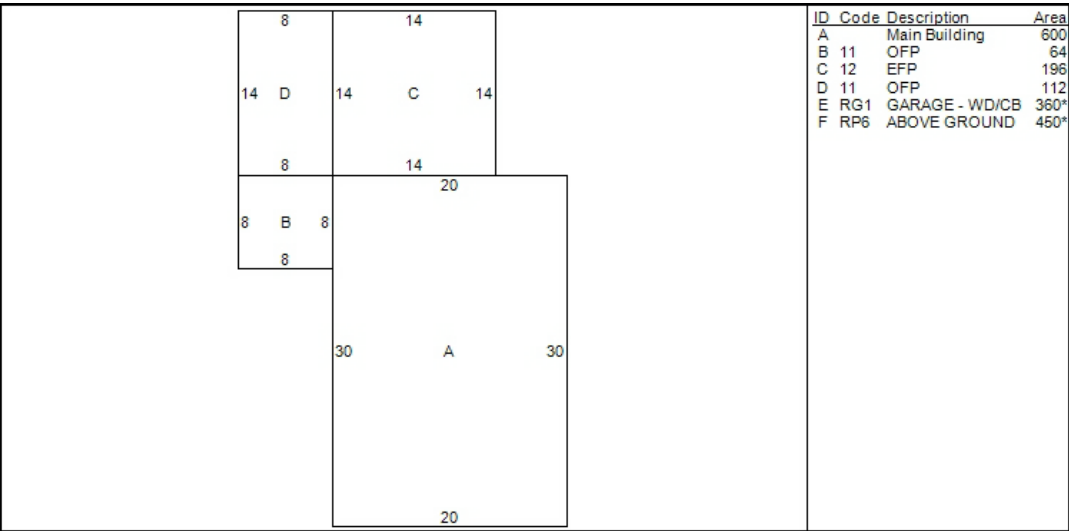
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	256,981	% Good	62
Plumbing		% Good Override	
Basement	16,076	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	273,060	Additions	6,940

Ground Floor Area	600		
Total Living Area	900	Dwelling Value	176,240

Building Notes	



ID	Code	Description	Area
A		Main Building	600
B	11	OFF	64
C	12	EEP	196
D	11	OFF	112
E	RG1	GARAGE - WD/CB	360*
F	RP6	ABOVE GROUND	450*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 360		360	1	1910	D	F	3,720
Ag Pool	1 x 450		450	1	1980	C	A	

Condominium / Mobile Home Information			
Complex Name		Condo Model	C
Unit Number		Unit Location	
Unit Level		Unit View	
Unit Parking		Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,050	
2		12			4,030	
3		11			1,860	