

Situs : 95 ANNE MARIE DR	Parcel ID: 175-034	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
YEARWOOD ANDRE G & FAY E YEARWOOD 95 ANNE MARIE DR BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 22 Vol / Pg 15378/92 District Zoning R1C Class Residential
Property Notes	



175-034 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,000			4,750
Total Acres: .3444				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,800	99,800	0	95,600
Building	189,300	199,100	0	171,500
Total	289,100	298,900	0	267,100
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

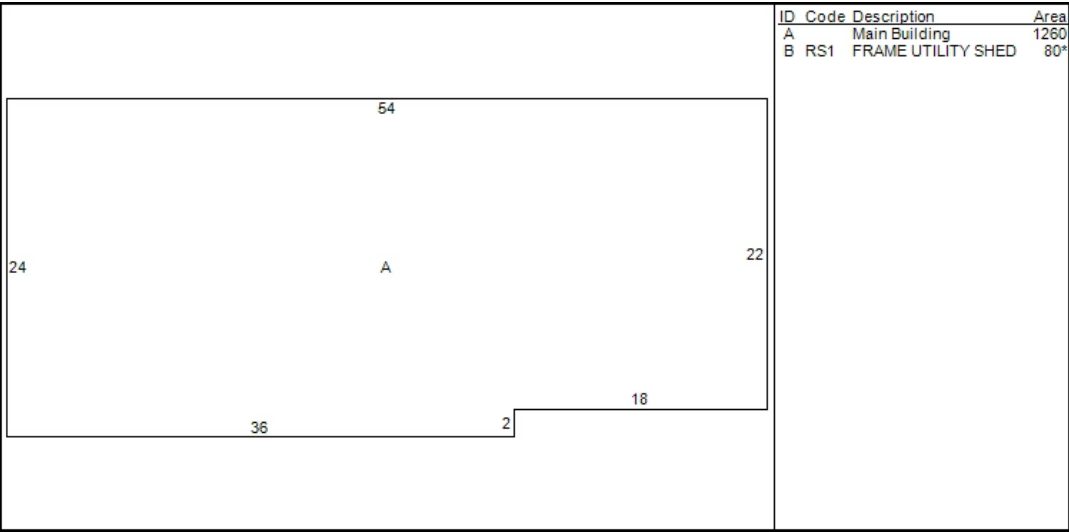
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/24/01	34404	390	BLDG Rem & Rep Garag	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/04/97	84,000	Land + Bldg		15378/92		

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Dwelling Information			
Style	Ranch Slab	Year Built	1962
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Yellow	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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		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	253,607	% Good	76
Plumbing		% Good Override	
Basement	7,593	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	261,200	Additions	
Ground Floor Area	1,260		
Total Living Area	1,260	Dwelling Value	198,510

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2003	C	A	590

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	