

Situs : 86 ANNE MARIE DR

Parcel ID: 175-050

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

AMADO HELDER D
LUCILIA T AMADO
86 ANNE MARIE DR
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 10
Vol / Pg 47409/117
District
Zoning R1C
Class Residential

Property Notes



175-050 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 7,350			6,980

Total Acres: .3983
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	102,000	102,000	0	97,700
Building	205,000	244,800	0	183,800
Total	307,000	346,800	0	281,500

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
09/10/20	CM	Field Review	Other
07/23/19	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/06/18	B69070	16,874	SOLARPANLS	100
11/23/09	52535	2,500	BLDG Pettet Stove	0

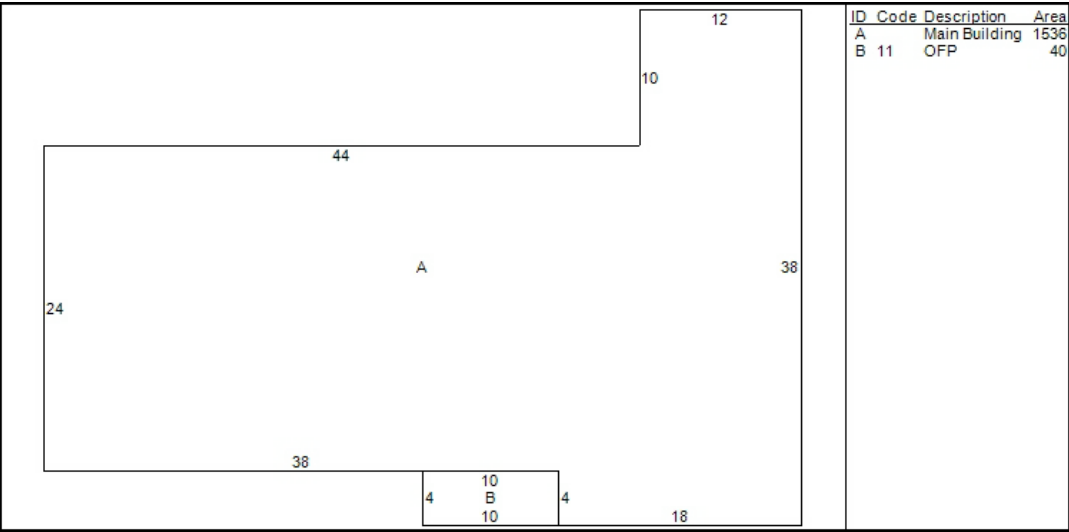
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/16	249,900	Land + Bldg	Valid Sale	47409/117	Quit Claim	AMADO HELDER D
05/29/07		Land + Bldg	Transfer Of Convenience	34589/4		
05/29/07		Land + Bldg	Transfer Of Convenience	34589/1		
08/30/99	124,900	Land + Bldg	Valid Sale	17816/298		
11/18/97	53,000	Land + Bldg	Transfer Of Convenience	15654/207		
08/01/90		Land + Bldg				
07/01/82	123,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1962
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
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	293,453	% Good	76
Plumbing	6,041	% Good Override	
Basement	8,786	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,798	C&D Factor	
		Adj Factor	1
Subtotal	321,080	Additions	760
Ground Floor Area	1,536		
Total Living Area	1,536	Dwelling Value	244,780

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		11			760	