

| | | | | | | | | | |
|--|-----------|---------------------------|--|--------------------------------|------------|------------------|--|---------------------------|--|
| Situs : 95 NORMAN RD | | Parcel ID: 178-322 | | Class: Single Family Residence | | Card: 1 of 1 | | Printed: October 28, 2020 | |
| CURRENT OWNER | | | GENERAL INFORMATION | | | | | | |
| DOS SANTOS EDSON RUTH DOS SANTOS 95 NORMAN RD BROCKTON MA 02302 | | | Living Units 1 Neighborhood 185 Alternate ID 32 Vol / Pg 48400/283 District Zoning R1C Class Residential | | | | | | |
| Property Notes | | | | | | | | | |
| | | | | | | | | | |
| Land Information | | | | | | | | | |
| Type | Size | Influence Factors | Influence % | Value | | | | | |
| Primary | SF 10,207 | | | 92,670 | | | | | |
| Total Acres: .2343 Spot: Location: | | | | | | | | | |
| Assessment Information | | | | | | | | | |
| | | Appraised | Cost | Income | Prior | | | | |
| Land | | 92,700 | 92,700 | 0 | 81,400 | | | | |
| Building | | 203,000 | 229,600 | 0 | 207,900 | | | | |
| Total | | 295,700 | 322,300 | 0 | 289,300 | | | | |
| 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 | | | | | | |
| 08/18/20 | JR | Field Review | Other | | | | | | |
| 02/01/05 | BM | Estimated For Misc Reason | Other | | | | | | |
| Permit Information | | | | | | | | | |
| Date Issued | Number | Price | Purpose | % Complete | | | | | |
| 01/06/10 | 52657 | 15,000 | BLDG Int & Ext Remod | 0 | | | | | |
| 11/04/04 | 43048 | 785 | BLDG Garage-Familyrm | 0 | | | | | |
| Sales/Ownership History | | | | | | | | | |
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee | | | |
| 05/09/17 | 260,000 | Land + Bldg | Valid Sale | 48400/283 | Quit Claim | DOS SANTOS EDSON | | | |
| 06/14/01 | 174,900 | Land + Bldg | Valid Sale | 20007/329 | | | | | |

Situs : 95 NORMAN RD

Parcel Id: 178-322

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style

Year Built

Story height

Eff Year Built

Attic

Year Remodeled

Exterior Walls

Amenities

Masonry Trim

In-law Apt

Color

No

Basement

Basement

FBLA Size

Rec Rm Size

Car Bsm t Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type

Fuel Type

System Type

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

Adjustments

Int vs Ext

Cathedral Ceiling

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

Ground Floor Area

Total Living Area

Dwelling Value

Building Notes

| ID | Code | Description | Area |
|----|------|--------------------|------|
| A | | Main Building | 1060 |
| B | 10 | 1SFR | 280 |
| C | 10 | 1SFR | 252 |
| D | 11 | OPF | 32 |
| E | 31 | WDK | 273 |
| F | RS1 | FRAME UTILITY SHED | 140 |

Outbuilding Data

| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Frame Shed | 1 x | 140 | 140 | 1 | 1992 | C | A | 570 |

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 | | 10 | | | 14,710 |
| 2 | | 10 | | | 13,260 |
| 3 | | 11 | | | 680 |
| 4 | | 31 | | | 3,570 |