


<b>Situs : 39 FARNHAM ST</b>	<b>Parcel ID: 180-063</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
DEVALLE RUBEN A  39 FARNHAM ST BROCKTON MA 02302	Living Units    1 Neighborhood   185 Alternate ID    7 Vol / Pg        LC/118320 District Zoning           R1C Class            Residential
<b>Property Notes</b>	



180-063 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,699		89,360
<div> <div>Total Acres: .1767</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,400	89,400	0	78,800
Building	205,900	211,600	0	203,400
Total	295,300	301,000	0	282,200
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/21/20	JR	Field Review	Other
05/22/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/05/17	O62792	0	SOLARPANLS	100
08/12/15	B62792	5,000	BLDG Solar Panels	100
06/05/15	B62288	3,802	BLDG Insulation	100
12/11/12	B57584	19,000	BLDG Outside Repairs	0
04/28/98	28810	2,900	BLDG Roof Overlay	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/29/12	80,000	Land + Bldg	Sale After Foreclosure	LC/118320		DEVALLE RUBEN A
07/03/12	120,000	Land + Bldg	Repossession	LC/117684		
02/01/95	99,770	Land + Bldg	Valid Sale			
12/01/84	74,900	Land + Bldg	Valid Sale			

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Dwelling Information			
<b>Style</b> F To B Splt <b>Story height</b> 1 <b>Attic</b> None <b>Exterior Walls</b> Al/Vinyl <b>Masonry Trim</b> x <b>Color</b> Gray	<b>Year Built</b> 1963 <b>Eff Year Built</b> <b>Year Remodeled</b> <b>Amenities</b>  <b>In-law Apt</b> No		
Basement			
<b>Basement</b> Part <b>FBLA Size</b> 280 <b>Rec Rm Size</b> 400	<b># Car Bsm't Gar</b> <b>FBLA Type</b> <b>Rec Rm Type</b>		
Heating & Cooling		Fireplaces	
<b>Heat Type</b> Basic <b>Fuel Type</b> Gas <b>System Type</b> Warm Air	<b>Stacks</b> <b>Openings</b> <b>Pre-Fab</b>		
Room Detail			
<b>Bedrooms</b> 3 <b>Family Rooms</b> 1 <b>Kitchens</b> <b>Total Rooms</b> 7 <b>Kitchen Type</b> <b>Kitchen Remod</b> No	<b>Full Baths</b> 1 <b>Half Baths</b> 1 <b>Extra Fixtures</b>  <b>Bath Type</b> <b>Bath Remod</b> No		
Adjustments			
<b>Int vs Ext</b> Same <b>Cathedral Ceiling</b> x	<b>Unfinished Area</b> <b>Unheated Area</b>		
Grade & Depreciation			
<b>Grade</b> C <b>Condition</b> Average <b>CDU</b> AVERAGE <b>Cost &amp; Design</b> 0 <b>% Complete</b>	<b>Market Adj</b> <b>Functional</b> <b>Economic</b> <b>% Good Ovr</b>		
Dwelling Computations			
<b>Base Price</b> 204,740 <b>Plumbing</b> 6,041 <b>Basement</b> 9,607 <b>Heating</b> 0 <b>Attic</b> 0 <b>Other Features</b> 23,693  <b>Subtotal</b> 244,080	<b>% Good</b> 76 <b>% Good Override</b> <b>Functional</b> <b>Economic</b> <b>% Complete</b> <b>C&amp;D Factor</b> <b>Adj Factor</b> 1 <b>Additions</b> 26,070		
<b>Ground Floor Area</b> 920 <b>Total Living Area</b> 1,604	<b>Dwelling Value</b> 211,570		
Building Notes			

								<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>920</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>336</td> </tr> <tr> <td>C</td> <td>13</td> <td>FGAR</td> <td>336</td> </tr> <tr> <td>D</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	920	B	10	1SFR	336	C	13	FGAR	336	D	16	FOVRH	68
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Outbuilding Data																												
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																				
Condominium / Mobile Home Information																												
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>																												
<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>																												
Addition Details																												
Line #	Low	1st	2nd	3rd	Value																							
1		10			15,660																							
2		13			6,840																							
3		16			3,570																							