


<b>Situs : 33 SHELDON ST</b>	<b>Parcel ID: 181-290</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>
CASTELO CHRISTINE MICHELLE TIMOTHY WILLIAM HOULDCROFT SR 33 SHELDON ST BROCKTON MA 02302	Living Units    1 Neighborhood   185 Alternate ID    1 Vol / Pg        45553/174 District Zoning           R1C Class            Residential
<b>Property Notes</b>	



181-290 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,509		87,790
<div> <div>Total Acres: .1494</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,800	87,800	0	77,600
Building	208,700	231,300	0	193,300
Total	296,500	319,100	0	270,900
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
08/24/20	JR	Field Review	Other
07/26/19	CP	Field Review	Other
12/02/14	JOD	Unimproved	Ow ner

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
05/13/19	BP-19-762	0	POOL-I/G	100	
06/07/18	69091	600	POOL-A/G	0	
01/22/16	63959	15,500	INT IMPR	New Hardw ood Floors, New Shee	100
07/09/14	B60329	17,000	BLDG	Remodl Kitchen	100
06/28/10	53474	33,905	BLDG	Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/18/15		Land + Bldg	Transfer Of Convenience	45553/174		CASTELO CHRISTINE MICHELLE
12/19/05	259,000	Land + Bldg	Valid Sale	31934/63		
04/03/00		Land + Bldg	Sale Of Portion/Other Comm	18408/278		
08/18/98	95,000	Land + Bldg	Valid Sale	16512/99		

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**Dwelling Information**

<b>Style</b>	Colonial Ne	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	2014
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Gray		

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7	<b>Bath Type</b>	
<b>Kitchen Type</b>	Modern	<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	Yes		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

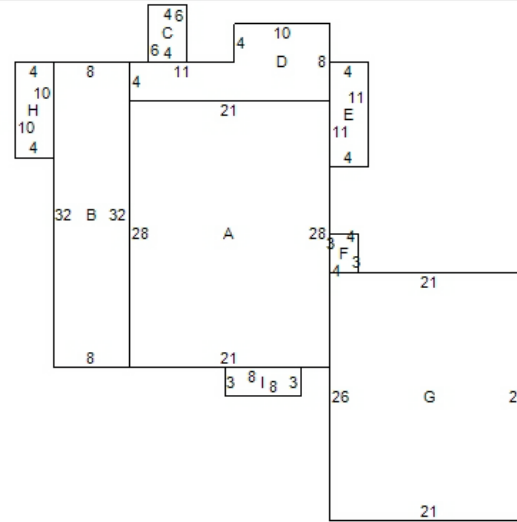
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	254,139	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	15,898	<b>Functional</b>	
<b>Heating</b>	6,928	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	276,970	<b>Additions</b>	46,310
<b>Ground Floor Area</b>	588		
<b>Total Living Area</b>	1,844	<b>Dwelling Value</b>	218,030

**Building Notes**



ID	Code	Description	Area
A		Main Building	588
B	10	1SFR	256
C	14	FUB	24
D	10	1SFR	124
E	11	OPF	44
F	15	FBAY	12
G	10	1SFR	546
H	11	OPF	40
I	15	FBAY	24
J	RP1	PLASTIC LINER POOL	100*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	100	100	1	2018	C	A	13,220

**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	Line #	Low	1st	2nd	3rd	Value
1		10			11,720	5		15			990
2		14			250	6		10			24,490
3		10			5,950	7		11			680
4		11			740	8		15			1,490