

Situs : 15 SHELDON ST	Parcel ID: 181-292	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CRAFFEY MARY M LE 15 SHELDON ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 3 Vol / Pg 34224/336 District Zoning R1C Class Residential

Property Notes



181-292 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 600			400
Total Acres: .3582				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,400	99,400	0	86,600
Building	245,700	302,900	0	224,800
Total	345,100	402,300	0	311,400
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
01/27/06	BM	Not At Home	Other
02/01/05	BM	Not At Home	Other

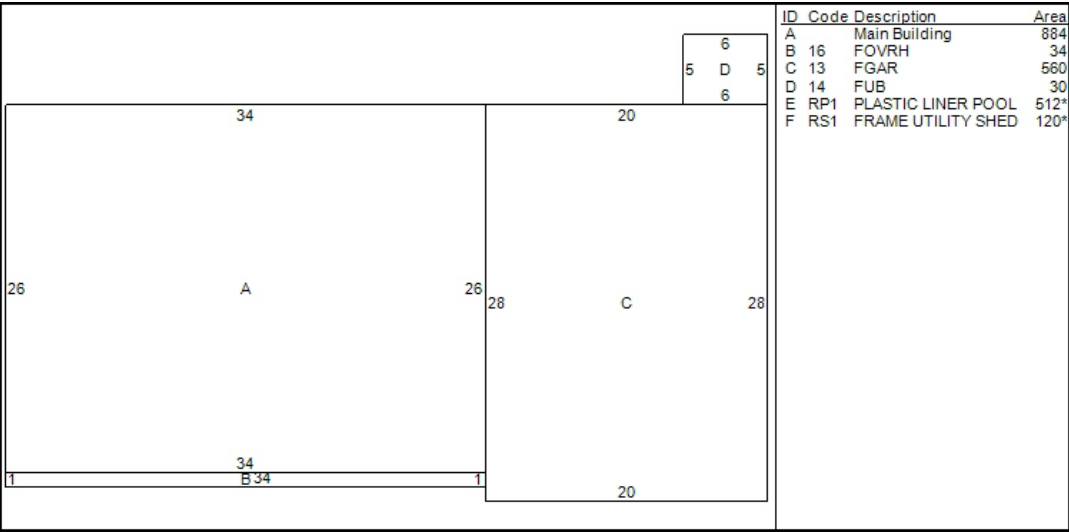
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/07/04	43241	10,000	BLDG Vinyl Siding	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/09/07		Land + Bldg	Transfer Of Convenience	34224/336		

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Dwelling Information			
Style	Colonial	Year Built	1952
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
Basement			
Basement	Full	# 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	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		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	355,470	% Good	72
Plumbing	6,525	% Good Override	
Basement	20,216	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	392,340	Additions	14,180
Ground Floor Area	884		
Total Living Area	1,802	Dwelling Value	296,660

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1968	C	A	5,330
Frame Shed	1 x	120	120	1	2003	C	A	880

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			2,160	
2		13			11,660	
3		14			360	