

Situs : 28 HOLLIS ST

Parcel ID: 181-304

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

YOUNGER DENISE
28 HOLLIS ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 4
Vol / Pg 46913/4
District
Zoning R1C
Class Residential

Property Notes

W/181-302, 303



181-304 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,962		89,710

Total Acres: .1828
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	89,700	89,700	0	79,100
Building	217,600	248,500	0	218,400
Total	307,300	338,200	0	297,500

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
08/24/20	JR	Field Review	Other
05/22/18	CP	Field Review	Other
11/28/17	HP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/06/17	66369	1,000	INS	100
12/18/15	B63791	10,000	BLDG Int Remodel	100

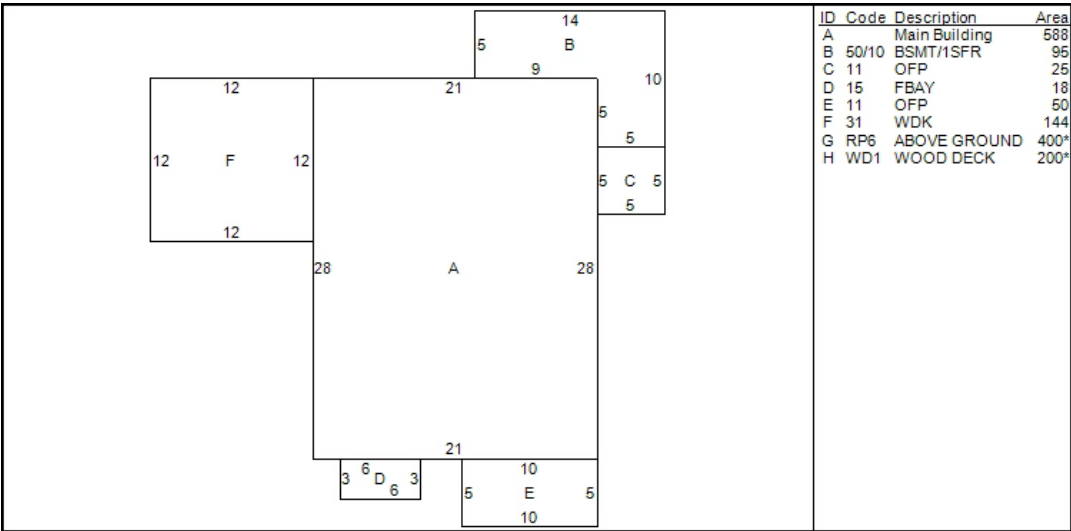
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/12/16	240,000	Land + Bldg	Sale Of Multiple Parcels	46913/4	Quit Claim	YOUNGER DENISE
10/30/15	159,000	Land + Bldg	Sale After Foreclosure	46216/345		COTTER BRYAN
03/30/11	143,864	Land + Bldg	Sale Of Multiple Parcels	39798/72		
06/13/05		Land + Bldg	Transfer Of Convenience	30700/111		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	2008
Attic	None	Year Remodeled	2016
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	254,139	% Good	87
Plumbing		% Good Override	
Basement	15,898	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	270,040	Additions	12,440
Ground Floor Area	588		
Total Living Area	995	Dwelling Value	247,370

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 400		400	1	1998	C	A	
Wood Deck	1 x 200		200	1	1998	C	A	1,130

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	50	10			6,960	5		31			2,090	
2		11			610							
3		15			1,650							
4		11			1,130							