

**Situs : 18 HIGHLAND ST**
**Parcel ID: 053-016**
**Class: Improved - Selectman/City Council**

Card: 1 of 1

Printed: October 22, 2021

**CURRENT OWNER**

 METELUS RAYMOND  
 C/O CITY OF BROCKTON  
 45 SCHOOL ST  
 BROCKTON MA 02301-4060

**GENERAL INFORMATION**

 Living Units 1  
 Neighborhood 120  
 Alternate ID 2  
 Vol / Pg 41056/144  
 District  
 Zoning C2  
 Class Residential

**Property Notes**

EMINENT DOMAIN FOR PUBLIC SAFETY BLDG



053-016 03/21/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			94,500
Residual	SF 47			30

 Total Acres: .1618  
 Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	94,500	94,500	0	78,400
Building	277,200	270,300	0	243,700
<b>Total</b>	<b>371,700</b>	<b>364,800</b>	<b>0</b>	<b>322,100</b>

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2021
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2021

**Entrance Information**

Date	ID	Entry Code	Source
08/19/20	AW	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
04/05/12	56294	20,000	BLDG See Notes	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/05/12	62,699	Land + Bldg	Sale After Foreclosure	41056/144	Confirmatory	METELUS RAYMOND
01/13/12	130,000	Land + Bldg	Repossession	40854/159		
07/03/07		Land + Bldg	Transfer Of Convenience	34773/350		
06/09/98		Land + Bldg	Transfer Of Convenience	16277/349		
03/12/98	26,000	Land + Bldg	Sale After Foreclosure	15978/124		
05/12/97	27,000	Land + Bldg	Repossession	15165/182		



## RESIDENTIAL PROPERTY RECORD CARD

2022

BROCKTON

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## Dwelling Information

**Style** Colonial Ne      **Year Built** 1889  
**Story height** 1.5      **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 Bsmt Gar**  
**FBLA Size** x      **FBLA Type**  
**Rec Rm Size** x      **Rec Rm Type**

## Heating &amp; Cooling

## Fireplaces

**Heat Type** Basic      **Stacks**  
**Fuel Type** Gas      **Openings**  
**System Type** Steam      **Pre-Fab**

## Room Detail

**Bedrooms** 4      **Full Baths** 2  
**Family Rooms**      **Half Baths**  
**Kitchens**      **Extra Fixtures**  
**Total Rooms** 8  
**Kitchen Type**      **Bath Type**  
**Kitchen Remod** No      **Bath Remod** No

## Adjustments

**Int vs Ext** Same      **Unfinished Area**  
**Cathedral Ceiling** x      **Unheated Area**

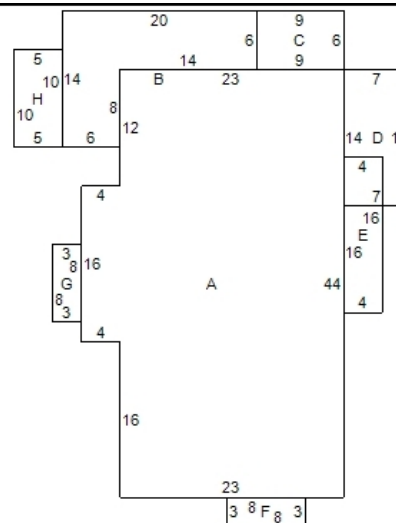
## Grade &amp; Depreciation

**Grade** C+      **Market Adj**  
**Condition** Average      **Functional**  
**CDU** AVERAGE      **Economic**  
**Cost & Design** 0      **% Good Ovr**  
**% Complete**

## Dwelling Computations

<b>Base Price</b>	367,811	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	23,009	<b>Functional</b>	
<b>Heating</b>	0	<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>	400,610	<b>Additions</b>	17,550
<b>Ground Floor Area</b>	1,076		
<b>Total Living Area</b>	1,878	<b>Dwelling Value</b>	265,930

## Building Notes



ID	Code	Description	Area
A		Main Building	1076
B	12	EFP	168
C	10	1SFR	54
D	10	1SFR	98
E	50/10	BSMT/1SFR	64
F	15	FBAY	24
G	50/15	BSMT/1SFR	24
H	31	WDK	50
I	RG1	GARAGE - WD/CB	520
J	RS1	FRAME UTILITY SHED	112

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	520	520	1	1925	C	P	4,180
Frame Shed	1 x	112	112	1	1925	C	P	210

## 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		12			3,410	5		15			1,430
2		10			2,600	6	50	15			1,740
3		10			4,340	7		31			500
4	50	10			3,530						