

Situs : 1053 MAIN ST

Parcel ID: 084-107R

Class: Improved, Tax Title/Treasurer

Card: 1 of 1

Printed: October 22, 2021

CURRENT OWNER	GENERAL INFORMATION
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 43 Vol / Pg 02593/00023 District Zoning C2 Class Residential

Property Notes



084-107R 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	2,151		87,230
<div>Total Acres: .0494</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,200	87,200	0	71,400
Building	227,000	227,000	0	227,000
Total	314,200	314,200	0	298,400
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2021</div> <div>Effective Date of Value 1/1/2021</div>				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
06/09/21	CP	Field Review	Other
09/03/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				2593/23		



RESIDENTIAL PROPERTY RECORD CARD

2022

BROCKTON

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Dwelling Information

Style	Two Family	Year Built	1905
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		

Basement

Basement	Full	# Car Bsmt Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

Grade	C+	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	389,855	% Good	45
Plumbing	9,787	% Good Override	
Basement	22,171	Functional	
Heating	0	Economic	
Attic	23,868	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	445,680	Additions	6,390
Ground Floor Area	1,019		
Total Living Area	2,384	Dwelling Value	227,000

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name
Condo ModelUnit Number
Unit Level
Unit Parking
Model (MH)Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		10			6,390