



Situs : EATON ST

Parcel ID: 040-042

Class: Vacant, Tax Title/Treasurer

Card: 1 of 1

Printed: November 22, 2024

CURRENT OWNER	GENERAL INFORMATION
CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301	Living Units Neighborhood 60 Alternate ID 4-2 Vol / Pg 31690/209 District Zoning R1C Class E

Property Notes
VACANT. HS RAZED IN 2013.



040-042 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			145,000
Residual	SF 3,215			4,820
Total Acres: .3034				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	149,800	149,800	0	149,800
Building	0	0	0	0
Total	149,800	149,800	0	149,800
Manual Override Reason				
Base Date of Value				
Effective Date of Value				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
10/20/17	HP	Field Review	Other
05/06/14	JD	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/26/13	B59242	0	BLDG Demo Sgl Family	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/08/05	1	Land + Bldg	Transfer Of Convenience	31690/209		CITY OF BROCKTON



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Dwelling Information

StyleYear Built
Story heightEff Year Built
AtticYear Remodeled
Exterior WallsAmenities
Masonry Trim xIn-law Apt No
Color

Basement

Basement# Car Bsmt Gar
FBLA Size xFBLA Type
Rec Rm Size xRec Rm Type

Heating & CoolingFireplaces

Heat TypeStacks
Fuel TypeOpenings
System TypePre-Fab

Room Detail

BedroomsFull Baths
Family RoomsHalf Baths
KitchensExtra Fixtures
Total Rooms
Kitchen TypeBath Type
Kitchen RemodBath Remod

Adjustments

Int vs ExtUnfinished Area
Cathedral Ceiling xUnheated Area

Grade & Depreciation

Grade CMarket Adj
ConditionFunctional
CDU AVERAGEEconomic
Cost & Design 0% Good Ovr
% Complete

Dwelling Computations

Base Price% Good
Plumbing% Good Override
BasementFunctional
HeatingEconomic
Attic% Complete
Other Features 0C&D Factor
Adj Factor
SubtotalAdditions

Ground Floor Area
Total Living AreaDwelling Value

Building Notes

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

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	