



## Property Information      Request Information      Update Information

File#:	BS-X01693-7295484858	Requested Date:	07/17/2024	Update Requested:
Owner:	MAZZOLI ERNEST L III	Branch:		Requested By:
Address 1:	530 PLAIN ST	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BROCKTON, MA	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS**      Per City of Brockton Department of Zoning there are no Code Violation cases on this property.

Collector: City of Brockton  
 Payable Address: 45 School Street Brockton, MA 02301  
 Business# 508-580-7123

**PERMITS**      Per City of Brockton Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: City of Brockton  
 Payable Address: 45 School Street Brockton, MA 02301  
 Business# 508-580-7123

**SPECIAL ASSESSMENTS**      Per City of Brockton Department of Finance there are no Special Assessments/liens on the property.

Collector: City of Brockton  
 Payable Address: 45 School Street Brockton, MA 02301  
 Business# (508) 580-7130 EXT 6

**DEMOLITION**      NO

**UTILITIES**      Water, Sewer & Garbage  
 Account #: N/A  
 Payment Status: N/A  
 Status: Pvt & Non-Lienable  
 Amount: N/A  
 Good Thru: N/A  
 Account Active: Yes  
 Collector: Brockton Water Department  
 Payable: 39 Montauk Rd, Brockton, MA 02301  
 Business # 508-580-7143

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

**Situs : 530 PLAIN ST**

**Parcel ID: 120-136**

**Class: Single Family Residence**

Card: 1 of 1

Printed: July 17, 2024

**CURRENT OWNER**  
 MAZZOLI ERNEST L III  
 530 PLAIN ST  
 BROCKTON MA 02302

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 250  
 Alternate ID 53  
 Vol / Pg 39697/218  
 District  
 Zoning R1C  
 Class Residential



**Property Notes**  
 02/2011 MLS SHORT SALE

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			165,000
Residual	SF 2,479			3,220

Total Acres: .4013  
 Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	168,200	168,200	0	168,200
<b>Building</b>	144,200	113,900	0	144,200
<b>Total</b>	312,400	282,100	0	312,400

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Entrance Information**

Date	ID	Entry Code	Source
08/27/20	JR	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
09/25/01	35452	2,000	BLDG 16 X 20 Shed	100
03/12/99	30327	2,000	BLDG V Side, Rep Roo	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/28/11	95,000	Land + Bldg	Outlier-Written Desc Needed	39697/218		MAZZOLI ERNEST L III
10/20/06	227,000	Land + Bldg	Valid Sale	33540/202		
06/29/99	96,000	Land + Bldg	Valid Sale	17611/123		
02/24/99	47,500	Land + Bldg	Sale After Foreclosure	17180/273		
02/24/99	49,571	Land + Bldg	Repossession	17180/263		



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Dwelling Information

<b>Style</b> Ranch	<b>Year Built</b> 1960
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Al/Vinyl	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b> Tan	

Basement

<b>Basement</b> Part	<b># Car Bsmt Gar</b>
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>

Heating & Cooling

<b>Heat Type</b> Basic	<b>Stacks</b>
<b>Fuel Type</b> Oil	<b>Openings</b>
<b>System Type</b> Steam	<b>Pre-Fab</b>

Room Detail

<b>Bedrooms</b> 2	<b>Full Baths</b> 1
<b>Family Rooms</b>	<b>Half Baths</b>
<b>Kitchens</b>	<b>Extra Fixtures</b>
<b>Total Rooms</b> 4	<b>Bath Type</b>
<b>Kitchen Type</b>	<b>Bath Remod</b> No
<b>Kitchen Remod</b> No	

Adjustments

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

Grade & Depreciation

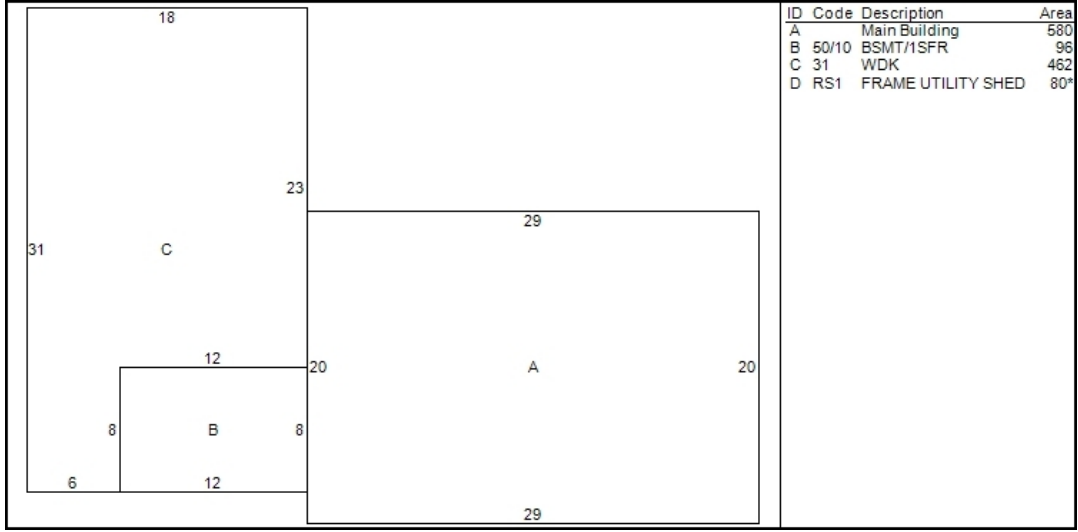
<b>Grade</b> C-	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> FAIR	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b>	

Dwelling Computations

<b>Base Price</b> 165,772	<b>% Good</b> 60
<b>Plumbing</b>	<b>% Good Override</b>
<b>Basement</b> 7,780	<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> 173,550	<b>Additions</b> 9,300

<b>Ground Floor Area</b> 580	
<b>Total Living Area</b> 676	<b>Dwelling Value</b> 113,430

Building Notes



Outbuilding Data

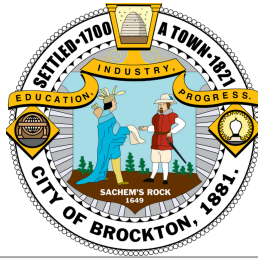
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2000	C	A	440

Condominium / Mobile Home Information

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

Addition Details

Line #	Low	1st	2nd	3rd	Value
1	50	10			4,800
2		31			4,500



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Permits ▼

| Address:

530 PLAIN



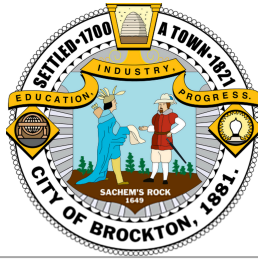
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No records found

Permit #	Address	Permit Type	Sub Type	Status	Issue Date	Work Description
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