

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
Land	168,200	168,200	0	168,200
Building	144,200	113,900	0	144,200
Total	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

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

Basement

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

Heating & Cooling

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

Room Detail

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

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

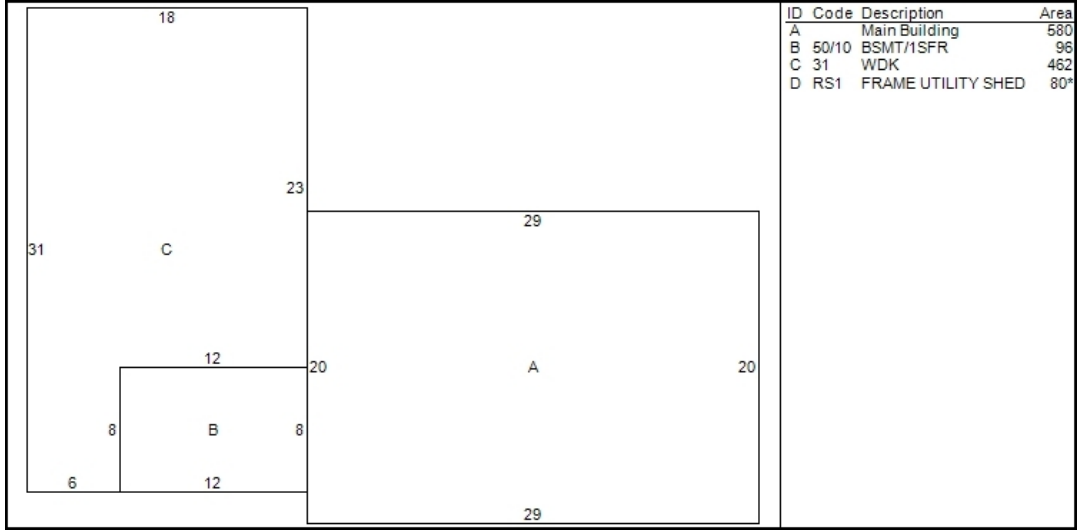
Grade C-	Market Adj
Condition Average	Functional
CDU FAIR	Economic
Cost & Design 0	% Good Ovr
% Complete	

Dwelling Computations

Base Price 165,772	% Good 60
Plumbing	% Good Override
Basement 7,780	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 0	C&D Factor
	Adj Factor 1
Subtotal 173,550	Additions 9,300

Ground Floor Area 580	
Total Living Area 676	Dwelling Value 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

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

Addition Details

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