

Situs : 206 FAIRVIEW AV	Parcel ID: 010-062	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MARTINS LUIS 206 FAIRVIEW AV BROCKTON MA 02301	Living Units 1 Neighborhood 310 Alternate ID 20 Vol / Pg 42154/55 District Zoning R1A Class Residential
Property Notes	



010-062 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 17,179			103,180
Total Acres: .3944 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	103,200	103,200	0	101,300
Building	323,200	394,000	0	324,000
Total	426,400	497,200	0	425,300
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
04/04/19	JC	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/24/98	28789	1,200	BLDG 24x48 Ag Pool	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/30/18	445,000	Land + Bldg	Valid Sale	50574/225	Quit Claim	MARTINS LUIS
10/26/12	340,000	Land + Bldg	Valid Sale	42154/55		
04/23/04	420,000	Land + Bldg	Family Sale	28030/66		
03/29/00	275,000	Land + Bldg	Valid Sale	18390/114		

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Dwelling Information

Style	Split Level	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement Part	# Car	Bsmt Gar	2
FBLA Size	406	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

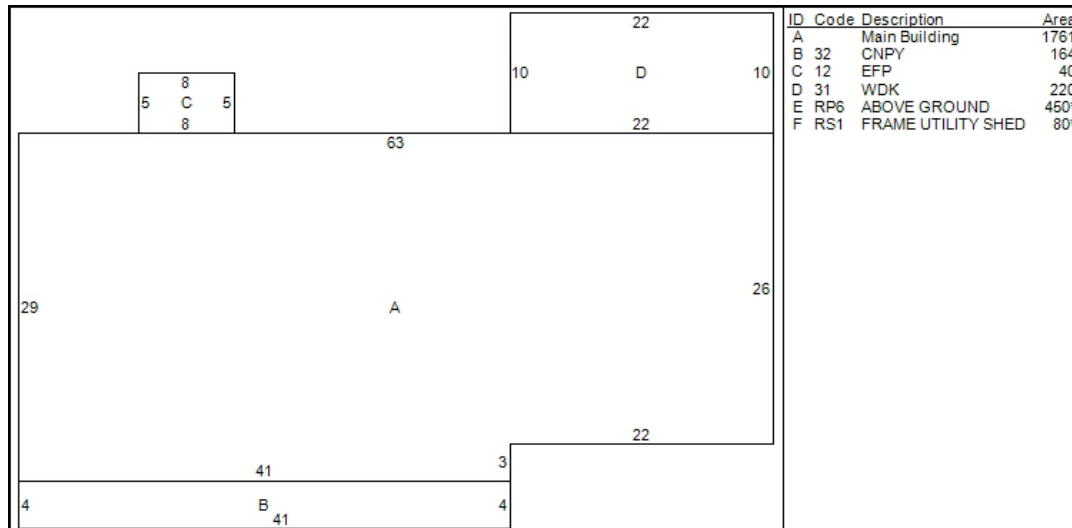
Grade & Depreciation

Grade	B-	Market Adj
Condition	Good	Functional
CDU	VERY GOOD	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	364,874	% Good	87
Plumbing	16,916	% Good Override	
Basement	17,120	Functional	
Heating	9,947	Economic	
Attic	0	% Complete	
Other Features	36,370	C&D Factor	
		Adj Factor	1
Subtotal	445,230	Additions	6,180
Ground Floor Area	1,761		
Total Living Area	2,167	Dwelling Value	393,530

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1998	C	A	
Frame Shed	8 x	10	80	1	1998	C	A	440

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
1		32			1,650
2		12			1,220
3		31			3,310