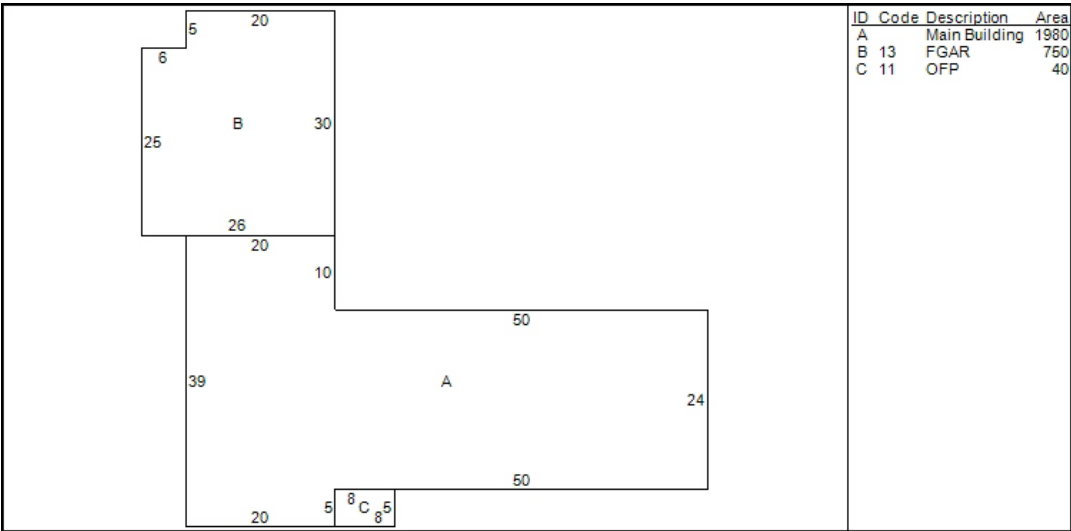


Situs : 251 FAIRVIEW AV		Parcel ID: 010-141		Class : Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DOYLE ANDREY W LE C/O ELIZABETH KAROLEMEAS 251 FAIRVIEW AV BROCKTON MA 02301			Living Units 1 Neighborhood 310 Alternate ID 26 Vol / Pg 45673/319 District Zoning R1A Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 13,486			99,490					
Total Acres: .3096 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		99,500	99,500	0	97,800				
Building		300,300	383,800	0	267,500				
Total		399,800	483,300	0	365,300				
Manual Override Reason									
Base Date of Value						1/1/2020			
Effective Date of Value						1/1/2020			
Value Flag		MARKET APPROACH							
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
03/03/00	32268	4,000	BLDG Strip & Reroof				100		
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
06/16/15		Land + Bldg	Transfer Of Convenience	45673/319		DOYLE ANDREY W LE			
07/10/14		Land + Bldg	Transfer Of Convenience	44516/206					

Situs : 251 FAIRVIEW AV	Parcel Id: 010-141	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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Dwelling Information			
Style	Ranch	Year Built	1956
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	2
Fuel Type	Oil	Openings	2
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
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	C+	Market Adj	
Condition	Average	Functional	
CDU	VERY GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	385,944	% Good	84
Plumbing	9,787	% Good Override	
Basement	18,109	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	20,265	C&D Factor	
		Adj Factor	1
Subtotal	434,110	Additions	19,150
Ground Floor Area	1,980		
Total Living Area	1,980	Dwelling Value	383,800

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	
1		13			18,230	
2		11			920	