

Situs : 243 FAIRVIEW AV		Parcel ID: 010-142		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
RODRIGUEZ WENDY TR 243 FAIRVIEW AVE BROCKTON MA 02301			Living Units 1 Neighborhood 310 Alternate ID 27 Vol / Pg 50695/195 District Zoning R1A Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 17,015			103,020					
Total Acres: .3906 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	103,000	103,000	0	101,200					
Building	216,900	269,500	0	205,600					
Total	319,900	372,500	0	306,800					
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					
09/23/19	1736	17,074	EXTERIOR R W S	100					
08/22/17	B67430	4,000	DOORS Sliding Door	100					
12/08/15	B63710	7,400	BLDG Strip/Reroof100	100					
12/20/12	B57611	2,000	BLDG 24 Pv Solr Pane	100					
08/16/02	37400	4,000	BLDG Strip & Reroof	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
01/03/19	10	Land + Bldg	Transfer Of Convenience	50695/195	Quit Claim	RODRIGUEZ WENDY TR			
06/29/11	255,000	Land + Bldg	Valid Sale	40076/42		BROWN CAROL R			
08/01/02	270,000	Land + Bldg	Valid Sale	22545/119					
04/01/86	173,000	Land + Bldg	Changed After Asmt Date/B4 Sale						
07/01/85	100,000	Land + Bldg							

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Dwelling Information			
Style	Ranch	Year Built	1950
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2019
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement			
Basement	Crawl	# Car Bsm't Gar	
FBLA Size	x	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	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

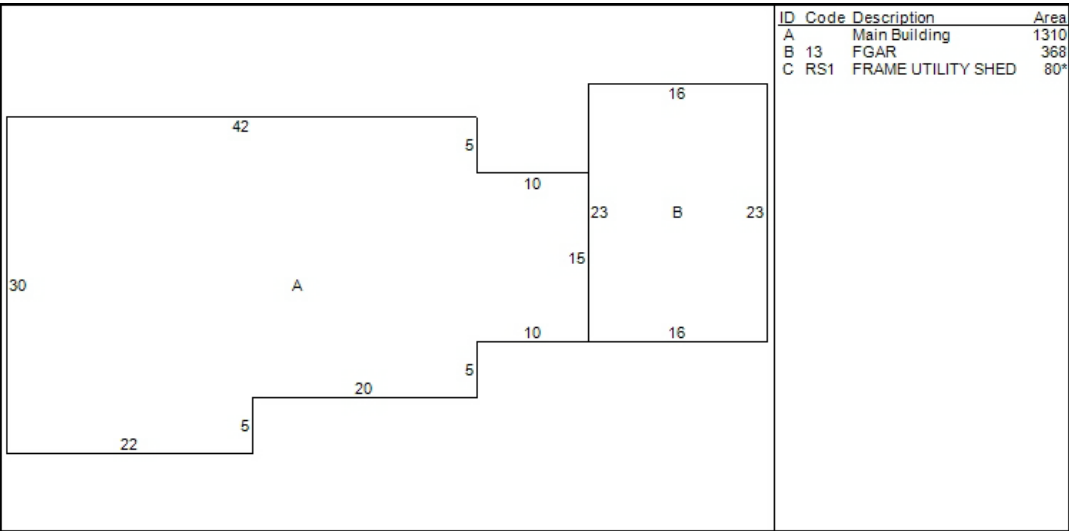
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	VERY GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	281,745	% Good	84
Plumbing		% Good Override	
Basement	10,184	Functional	
Heating	7,681	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	309,740	Additions	8,990

Ground Floor Area	1,310	Dwelling Value	269,170
Total Living Area	1,310		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	80	80	1	1925	C	A	290

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			8,990	