

Situs : 205 FAIRVIEW AV	Parcel ID: 010-146	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
PHAM TUAN DIEP NGUYEN 205 FAIRVIEW AVE BROCKTON MA 02301	Living Units 1 Neighborhood 310 Alternate ID 31 Vol / Pg 38272/329 District Zoning R1A Class Residential

Property Notes



010-146 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 20,000			106,000
Residual	SF 434			430
Total Acres: .4691				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	106,400	106,400	0	104,300
Building	299,000	386,300	0	294,900
Total	405,400	492,700	0	399,200
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

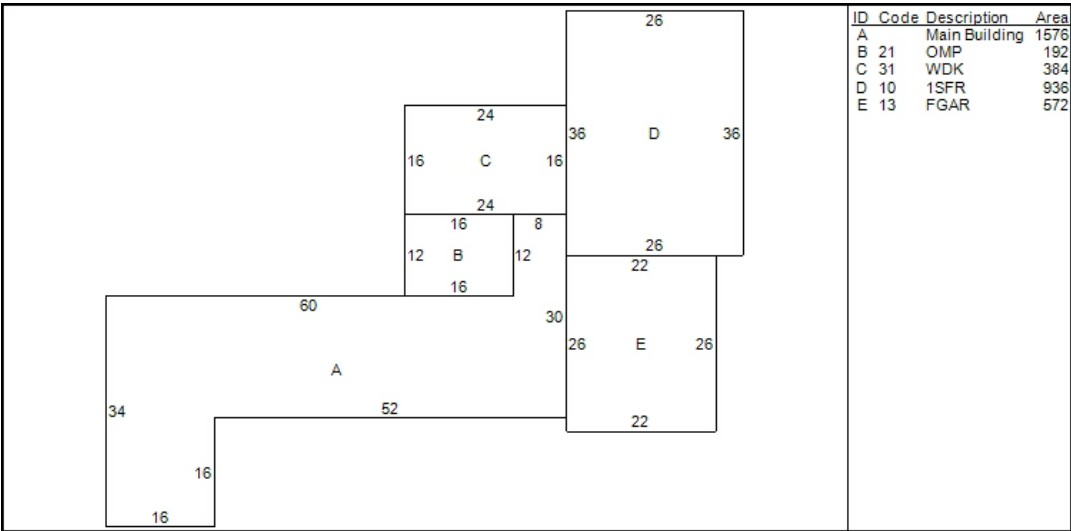
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/25/10	52907	39,000	BLDG Reno Due To Fir	0
06/19/07	48743	12,100	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/25/10	175,000	Land + Bldg	Changed After Asmt Date/B4 Sale	38272/329		
11/03/00	225,000	Land + Bldg	Change After Sale (Physical)	19039/276		
11/01/88	380,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch	Year Built	1952
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	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	Gas	Openings	1
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	Good	Functional	
CDU	VERY GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	323,153	% Good	84
Plumbing	9,787	% Good Override	
Basement	11,681	Functional	
Heating	8,810	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	363,560	Additions	80,880
Ground Floor Area	1,576		
Total Living Area	2,512	Dwelling Value	386,270

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		21			5,290	
2		31			5,290	
3		10			56,360	
4		13			13,940	