

Situs : 160 MAGOUN AV	Parcel ID: 024-072	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
SEBILIAN SUSIE 160 MAGOUN AVE BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 29 Vol / Pg 08425/41100 District Zoning R1C Class Residential
Property Notes	



024-072 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,625		93,010
Total Acres: .198 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,000	93,000	0	89,200
Building	201,300	221,800	0	185,900
Total	294,300	314,800	0	275,100
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
08/06/20	JR	Field Review	Other

Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
				8425/41100	Grantee

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Dwelling Information			
Style	Ranch	Year Built	1952
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	241,578	% Good	78
Plumbing		% Good Override	
Basement	22,669	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	273,630	Additions	1,950
Ground Floor Area	1,176		
Total Living Area	1,176	Dwelling Value	215,380
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1176</td> </tr> <tr> <td>B</td> <td>12</td> <td>EFP</td> <td>81</td> </tr> <tr> <td>C</td> <td>RG1</td> <td>GARAGE - WD/CB</td> <td>280*</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>168*</td> </tr> </tbody> </table>		ID	Code	Description	Area	A		Main Building	1176	B	12	EFP	81	C	RG1	GARAGE - WD/CB	280*	D	RS1	FRAME UTILITY SHED	168*
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D	RS1	FRAME UTILITY SHED	168*																				
Outbuilding Data																							
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value															
Det Garage	1 x	280	280	1	1952	C	A	5,750															
Frame Shed	1 x	168	168	1	1975	C	A	620															
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		12			1,950																		