

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 160 MAGOUN AV

Parcel ID: 024-072

Class: Single Family Residence

Card: 1 of 1

Assessment Information

Permit Information

Appraised

Printed: October 27, 2020

CURRENT OWNER

SEBILIAN SUSIE 160 MAGOUN AVE **BROCKTON MA 02301** **GENERAL INFORMATION**

Living Units 1 Neighborhood 40 Alternate ID 29

Vol / Pg 08425/41100

District

R1C

Zoning Class Residential

Property Notes



024-072 03/23/2020

Value Flag MARKET APPROACH

		Land Information	
Type	Size	Influence Factors	Influ

SF 8,625 Primary

uence %

Value

93,010

Land Building **Total**

Gross Building:

93,000 201,300 294,300

93,000 221,800 314,800

89,200 0 185,900 275,100

Income

Total Acres: .198

Spot:

Location:

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Cost

Entrance Information

Date ID 08/06/20 JR

Entry Code Field Review Source Other

Date Issued Number

Price Purpose

% Complete

Prior

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 Color White

In-law Apt No

Parcel Id: 024-072

Basement

Basement Full # Car Bsmt 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**

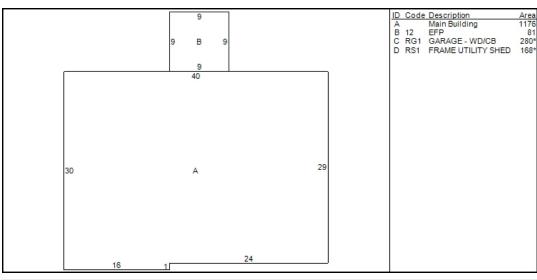
Grade & Depreciation

Grade C Market Adj Condition Average **Functional** CDU GOOD **Economic** Cost & Design 0 % Good Ovr % Complete

Dwelling Computations

241,578 Base Price % Good 78 **Plumbing** % Good Override 22,669 Basement **Functional** 0 Heating Economic 0 Attic % Complete 9,382 **C&D Factor** Other Features Adi Factor 1 273.630 Additions 1,950 Subtotal 1.176 **Ground Floor Area** 1,176 Dwelling Value 215,380 **Total Living Area**

Building Notes



	Outbuilding Data							
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	280	280	1	1952	С	Α	5,750
Frame Shed	1 x	168	168	1	1975	С	Α	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