

Situs : 166 MAGOUN AV	Parcel ID: 024-073	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
VIOLA NICHOLAS P LISA M VIOLA 166 MAGOUN AV BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 28 Vol / Pg LC/107517 District Zoning R1C Class Residential
Property Notes	



024-073 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,050		92,170
<div>Total Acres: .1848</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,200	92,200	0	88,500
Building	173,300	177,400	0	158,100
Total	265,500	269,600	0	246,600
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
02/02/18	CP	Entry & Sign	Ow ner

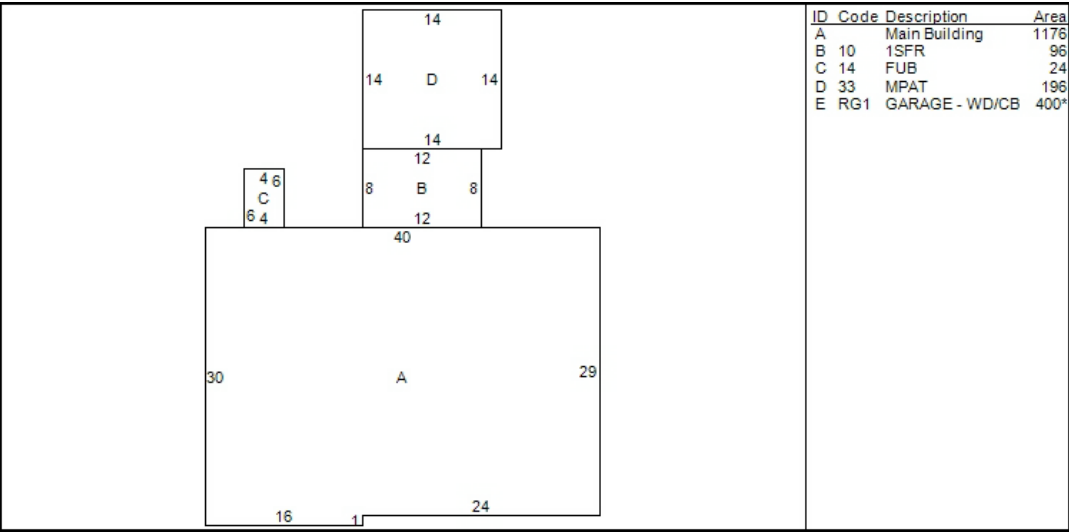
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/05	250,000	Land + Bldg	Family Sale	LC/107517		
10/19/99		Land + Bldg	Transfer Of Convenience	LC/96385		

Situs : 166 MAGOUN AV	Parcel Id: 024-073	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Ranch	Year Built	1957
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	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	3	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	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	241,578	% Good	60
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	5,280
Ground Floor Area	1,176		
Total Living Area	1,272	Dwelling Value	169,460

Building Notes	



ID	Code	Description	Area
A		Main Building	1176
B	10	1SFR	96
C	14	FUB	24
D	33	MPAT	196
E	RG1	GARAGE - WD/CB	400*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1968	C	G	7,930

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10			3,840	
2		14			240	
3		33			1,200	