

Situs : 170 MAGOUN AV	Parcel ID: 024-074	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
FAMA NEAL NANCY FALCONE 170 MAGOUN AV BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 27 Vol / Pg LC/113160 District Zoning R1C Class Residential

Property Notes



024-074 03/23/2020

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

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,200	92,200	0	88,500
Building	243,400	293,700	0	231,600
Total	335,600	385,900	0	320,100
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
03/20/12	56227	4,237	BLDG Roof Shingles	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/06/09	223,000	Land + Bldg	Valid Sale	LC/113160		

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Dwelling Information

Style	Colonial	Year Built	1957
Story height	2	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
Fuel Type	Oil
System Type	Hot Water

Stacks
Openings
Pre-Fab

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

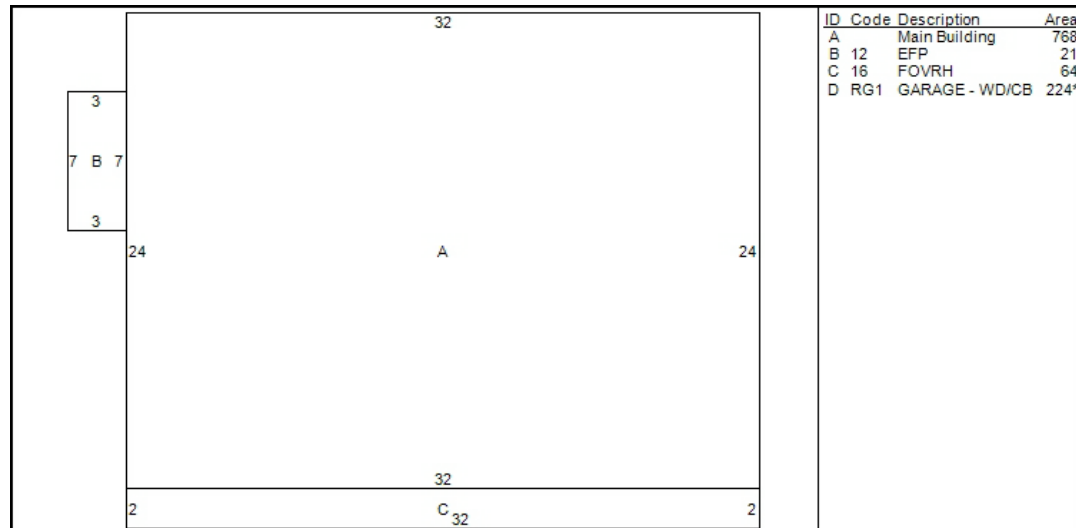
Grade & Depreciation

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

Dwelling Computations

Base Price	325,549	% Good	81
Plumbing	6,525	% Good Override	
Basement	18,514	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	350,590	Additions	4,540
Ground Floor Area	768		
Total Living Area	1,600	Dwelling Value	288,520

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	224	224	1	1957	C	A	5,140

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		12			570
2			16		3,970