

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 209 FALCONER AV

Parcel ID: 024-101

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

DORCHESTER MA 02125

BALL AQUILLA PO BOX 255742 **GENERAL INFORMATION**

Living Units 1 Neighborhood 40 Alternate ID 46 LC/120900 Vol / Pg

District

Zoning Class R1C Residential

Property Notes



024-101 03/23/2020

| | | | Land Information | | |
|---------|----|-------|-------------------|-------------|--------|
| Туре | | Size | Influence Factors | Influence % | Value |
| Primary | SF | 5,000 | | | 87,750 |

Total Acres: .1148

Spot:

| | Assessment Information | | | | |
|----------|------------------------|---------|--------|---------|--|
| | Appraised | Cost | Income | Prior | |
| Land | 87,800 | 87,800 | 0 | 84,500 | |
| Building | 224,100 | 223,800 | 0 | 195,600 | |
| Total | 311,900 | 311,600 | 0 | 280,100 | |

Manual Override Reason

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

Value Flag MARKET APPROACH Gross Building:

Location:

| Date Issued 09/08/16 | Number 65433 | P ı 8, |
|-----------------------------|---------------------|------------------|
| | | |

Permit Information rice Purpose % Complete 3,334 ROOF/NEW 100

| | | Entrance information | | |
|----------|-----|----------------------|--------|--|
| Date | ID | Entry Code | Source | |
| 08/06/20 | JR | Field Review | Other | |
| 12/08/16 | R/H | Field Review | Other | |
| | | | | |

Sales/Ownership History

| Transfer Date | Price | Type |
|---------------|---------|-------------|
| 08/26/14 | 215,000 | Land + Bldg |
| 09/05/97 | 119,400 | Land + Bldg |
| 01/14/97 | 109,900 | Land + Bldg |

Validity Valid Sale Sold Twice In Same Year Deed Reference Deed Type LC/120900 LC/90858 LC/92002

Grantee **BALL AQUILLA**



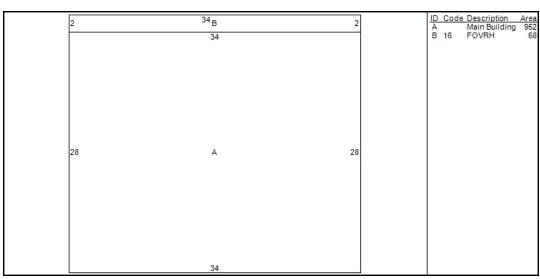
RESIDENTIAL PROPERTY RECORD CARD 202

2021

BROCKTON

| Situs: 209 FALCON | IER AV | Parcel Id: 024 | 4-101 | | | | | |
|--|---|--|--|------------------|--|--|--|--|
| Dwelling Information | | | | | | | | |
| Style Story height Attic Exterior Walls Masonry Trim Color | None Al/Vinyl X | Year Built ¹⁹⁹⁶ Eff Year Built Year Remodeled Amenities In-law Apt [№] | | | | | | |
| 60101 | | Basemer | | | | | | |
| Basement FBLA Size Rec Rm Size | 381 | # | Car Bsmt Gar FBLA Type Rec Rm Type | | | | | |
| Heating | & Cooling | | Fireplace | s | | | | |
| Heat Type Fuel Type System Type | Oil | | Stacks Openings Pre-Fab | | | | | |
| | | Room Det | ail | | | | | |
| Bedrooms Family Rooms Kitchens Total Rooms | | | Full Baths Half Baths Extra Fixtures | 1 | | | | |
| Kitchen Type Kitchen Remod | No | | Bath Type Bath Remod | No | | | | |
| | Į. | Adjustme | nts | | | | | |
| Int vs Ext Cathedral Ceiling | | _ | nfinished Area Jnheated Area | | | | | |
| Grade & Depreciation | | | | | | | | |
| Grade Condition CDU Cost & Design % Complete | Average GOOD 0 | | Market Adj Functional Economic % Good Ovr | | | | | |
| | | ing Comp | | | | | | |
| Base Price Plumbing Basement Heating Attic Other Features Subtotal | 209,251 6,041 9,818 0 0 18,807 | % (| % Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions | 90 1 4,230 | | | | |
| Ground Floor Area Total Living Area | 952 1,401 | C | Owelling Value | 223,760 | | | | |
| | В | uilding No | otes | | | | | |

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|--------------------------------|--|--------------|--|---------------------------|
|--------------------------------|--|--------------|--|---------------------------|



| | | Out | building | Data | | | |
|------|--------|--------|----------|------|--------------|-----------|-------|
| Туре | Size 1 | Size 2 | Area | Qty | Yr Blt Grade | Condition | Value |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
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| | | | | | | | |
| | | | | | | | |

| Cond | 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 | | 16 | | | 4,230 | |
| | | | | | | |
| | | | | | | |
| | | | | | | |