

Situs : 203 FALCONER AV	Parcel ID: 024-102	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
NOONE RICHARD J VIRGINIA NOONE 203 FALCONER AV BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 47 Vol / Pg 08425/51389 District Zoning R1C Class Residential

Property Notes



024-102 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,000		92,100
Total Acres: .1837 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,100	92,100	0	88,400
Building	197,500	213,800	0	174,700
Total	289,600	305,900	0	263,100
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
06/15/01	FAB	Estimated For Misc Reason	Other

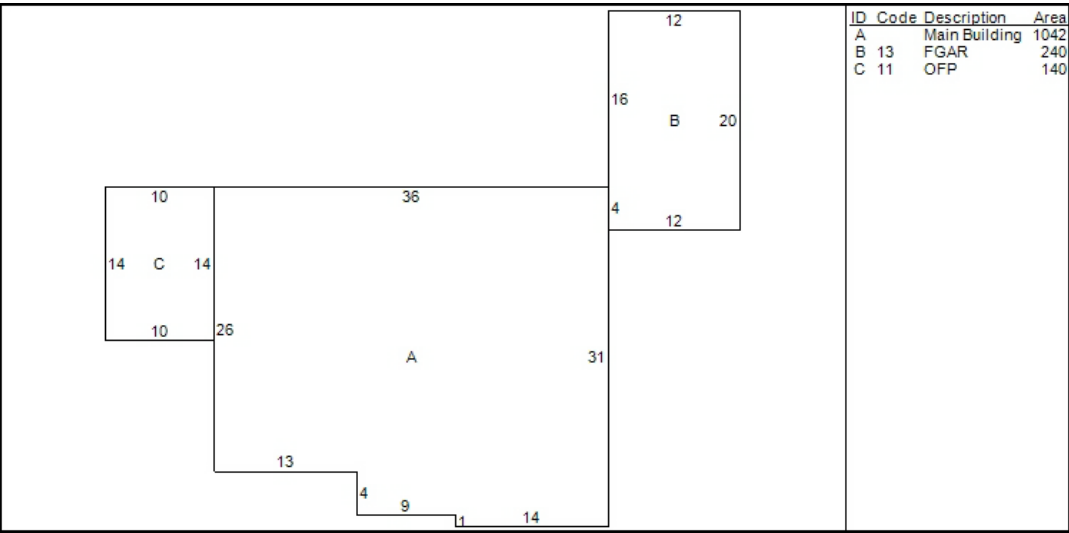
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/03/11	55262	2,000	BLDG Strip/Reroof	0
05/05/00	32654	1,200	BLDG Strip & Redo Bk	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				8425/51389		

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Dwelling Information			
Style	Ranch	Year Built	1952
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	475	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Steam	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	222,282	% Good	78
Plumbing		% Good Override	
Basement	20,858	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	21,105	C&D Factor	
		Adj Factor	1
Subtotal	264,250	Additions	7,640
Ground Floor Area	1,042		
Total Living Area	1,042	Dwelling Value	213,760

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		13			4,990	
2		11			2,650	