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BBOCKTON

tyler clt division RESIDENTIA	L PROPERTY RECO	ORD CARD 2021					BROCK	TON		
Situs: 203 FALCONER AV		Parcel ID: 024-102		Class: Single Family Residence			Card: 1 c	ard: 1 of 1 Printed: October 27, 2020		
CURRENT OWN NOONE RICHAR VIRGINIA NOO 203 FALCONER BROCKTON MA 0	RD J INE A V 02301	GENERAL INFORMATION Living Units 1 Neighborhood 40 Alternate ID 47 Vol / Pg 08425/51389 District Zoning R1C Class Residential S		024	4-102 03	3/23/2020				
Land Information				Assessment Information						
Type Siz Primary SF 8,00		s Influence %	Value 92,100	Buil	Land ding Total	Aţ	opraised 92,100 197,500 289,600	Cost 92,100 213,800 305,900	Incom e 0 0 0	Prior 88,400 174,700 263,100
Total Acres: .1837 Spot:	Loca	ation:		Value Gross Build		KET APPROACH	Ba	Dverride Reaso se Date of Valu ve Date of Valu	ie 1/1/2020	
	Entrance Informa	ation				Ρο	rmit Inform	ation		
08/06/20 JR Field F	Code Review ated For Misc Reason	Source Other Other			umber 5262 2654	Price Pu 2,000 BL 1,200 BL	rpose DG	Strip/Reroof Strip & Redo Bk		% Com plete 0 100
			Sales/Ow	nership History						
Transfer Date P	Price Type	Validity		Deed F 8425/5		Deed Type		Grantee		

RESIDENTIAL PROPERTY RECORD CARD 2021

tyler clt division

BROCKTON

Notal Rooms 3 Adjust Kitchen Type Bath Type Bath Type Kitchen Type Bath Remod No No Adjustments Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area Int vs Ext Same Grade & Depreciation Grade C Market Adj Condition Average Functional CDU GOOD Economic Cost & Design 0 % Good Ovr % Complete Welling Computations Base Price 222,282 % Good Override Base Price 20,858 Functional Attic 0 % Complete Other Features 21,105 C&D Factor Adj Factor 1 Model (MH) Subtotal 264,250 Additions Ground Floor Area 1,042 Dwelling Value <th>Printed: October 27, 2020</th>	Printed: October 27, 2020
Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Frame Amenities Masonry Trin X Color Gray In-law Apt No Basement Full # Car Bsmt Gar FBLA Type Rec Rm Size 475 Rec Rm Type Rec Rm Size 475 Rec Rm Type Heat Type Basic Stacks 1 Fuel Type Of Openings 1 System Pre-Fab Bedrooms 2 Full Baths 1 Family Rooms 5 Kitchen Type Stam Pre-Fab Bedrooms 2 Full Baths 1 Family Rooms 5 Kitchen Remod No Adjustments Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area Condition Average Functional Cost & Design 0 % Good Over 1 % Com plet Base Price 222.32 % Good 78 Plumbing % Good Over 1 % Good Over 1 Base Price 222.32 % Good 78 Plumbing % Good Over 1	12 ID Code Description A Main Buildin
Basement Full # Car Bsmt Gar FBLA Size × FBLA Type Rec Rm Size 475 Rec Rm Type Heat Type Basic Stacks 1 Heat Type Basic Stacks 1 Fuel Type 01 Openings 1 System Type Steam Pre-Fab	12 12 12 10 Code Description A Main Buildin B 13 FGAR C 11 OFP 16 B 20 36
FBLA Size × FBLA Type Rec Rm Size 475 Rec Rm Type Heating & Cooling Fireplaces Heat Type Basic Stacks Heat Type 0 Openings System Type Steam Pre-Fab Total Rooms Family Rooms Half Baths Kitchens Extra Fixtures Total Rooms 5 Kitchen Type Bath Type Kitchen Rem od No Baty Bath Remod Cathedral Ceiling × Unheated Area Unheated Area Cathedral Ceiling × Grade & Depreciation Condition Cost & Design 0 % Good Over % Good Over % Good Over Welling Computations Base Price 222,282 % Good Over % Good Over % Good Over % Good Over % Good Over % Good Over Welling Compute Other Features 21,105 C & D Factor Adj Factor 1 Adj Factor 1	4 12
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Fuel Type Oil Openings 1 System Type Steam Pre-Fab Image: Construct of the state of	A 31
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Family RoomsHalf Baths KitchensTypeSizeSizeKitchen Type Kitchen RemodNoNoBath Type Bath RemodNoCathedral CeilingSame Unfinished Area Unheated AreaNoCathedral Ceiling×Unfinished Area Unheated AreaCathedral Ceiling×Unheated Area Unheated AreaGradeC GOODMarket Adj Economic Cost & DesignCondition Average Condition CDUGOODEconomic EconomicCost & Design0% Good Over% Complet222,282% Good OverPlum bing Basement20,858Functional Model Could Could Could Area Could AtticComplex Name Condo ModelBase Price Heating Other Features21,105C & D Factor Adj Factor 1 Adj Factor 1 Adj Factor 1Unit Num ber Model (MH)Subtotal1,042 1,042Dwelling Value213,760Cathedra Features1,042 1,042Dwelling Value213,760	4 9 14
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Plumbing Basement% Good Override Functional EconomicUnit Number Unit Level Unit Parking Model (MH)Heating Attic0% Complete C&D Factor Adj Factor 1 SubtotalUnit Number Unit Level Unit Parking Model (MH)Ground Floor Area Total Living Area1,042 1,042Dwelling Value213,760	
Ground Floor Area 1,042 Total Living Area 1,042 Dwelling Value 213,760 Line # Low 1st 2	Unit Location Unit View Model Make (MH)
Total Living Area 1,042 Dwelling Value 213,760 Line # Low 1st 2	
1 13	Addition Details nd 3rd Value 4,990
Building Notes 2 11	2,650