

**Situs : 187 FALCONER AV**

**Parcel ID: 024-105**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

ODONNELL KATHRYN F TR  
187 FALCONER AVE  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	40
Alternate ID	50
Vol / Pg	LC/126302
District	
Zoning	R1C
Class	Residential

## Property Notes



024-105 03/23/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,700		91,670

Total Acres: .1768  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/06/20	JR	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	91,700	91,700	0	88,000
Building	202,300	222,600	0	186,700
Total	294,000	314,300	0	274,700

## Manual Override Reason

**Base Date of Value** 1/1/2020

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Effective Date of Value** 1/1/2020

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/03/15	B61791	1,560	BLDG Insulation	100

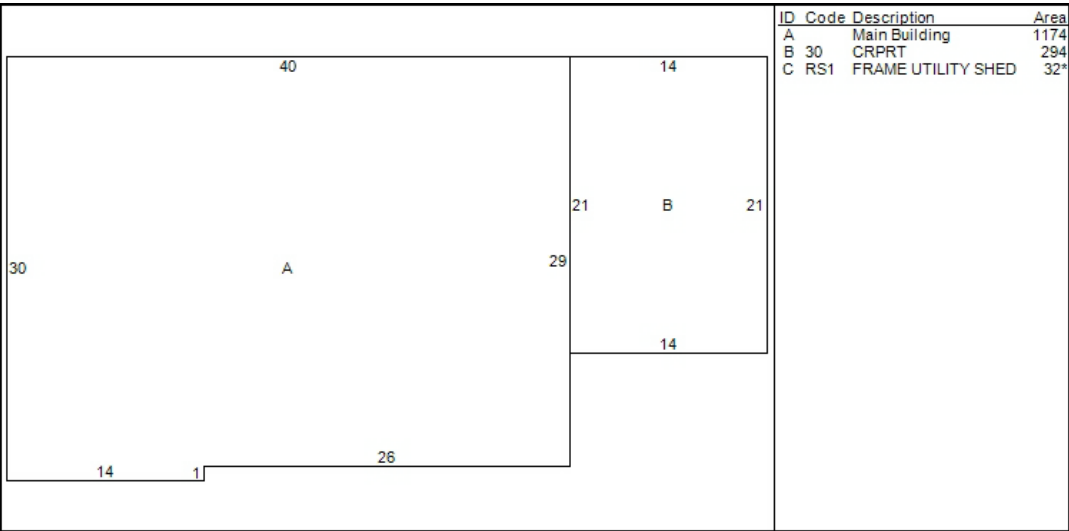
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/11/18	10	Land + Bldg	Transfer Of Convenience	LC/126302	Quit Claim	ODONNELL KATHRYN F TR
	10			LC/126302		

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1950
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	350	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	241,328	<b>% Good</b>	78
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	22,645	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	18,020	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	281,990	<b>Additions</b>	2,420
<b>Ground Floor Area</b>	1,174		
<b>Total Living Area</b>	1,174	<b>Dwelling Value</b>	222,370

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	4 x 8		32	1	2000	C	A	190

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		30			2,420	