

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 198 FALCONER AV

Parcel ID: 024-108

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

HILL JAMILETH VINCENT N HILL 198 FALCONER AV **BROCKTON MA 02301**

GENERAL INFORMATION

Living Units 1 Neighborhood 40 Alternate ID 27 LC/120233 Vol / Pg

District

Zoning Class R1C Residential

Property Notes

03/2014 MLS SHORT



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,500			91,380

Total Acres: .1722

Assessment Info	rm ation	tion			
Appraised	Cost	Income	Prior		
91,400	91,400	0	87,800		
221,000	270,700	0	215,300		
312,400	362,100	0	303,100		
	Appraised 91,400 221,000	91,400 91,400 221,000 270,700	Appraised Cost Income 91,400 91,400 0 221,000 270,700 0		

Manual Override Reason

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

Value Flag MARKET APPROACH Gross Building:

Spot:	Location:

Entrance Information					
ID	Entry Code	Source			
JR	Field Review	Other			
CP	Field Review	Other			
	JR	ID Entry Code JR Field Review			

			Permit In	formation	
Date Issued	Number	Price	Purpose		% Complete
03/09/17	66414	23,000	INS		100
07/22/15	B62607	8,000	BLDG	Roof/Siding	100

Sales/Ownership History

Transfer Date	Price	Туре
08/03/18	312,000	Land + Bldg
03/28/14	205,000	Land + Bldg
09/01/05	301,900	Land + Bldg
06/30/97	129,000	Land + Bldg

Validity Valid Sale Outlier-Written Desc Needed Valid Sale

Deed Reference Deed Type LC/127262 Quit Claim LC/120233 LC/107897 LC

Grantee HILL JAMILETH



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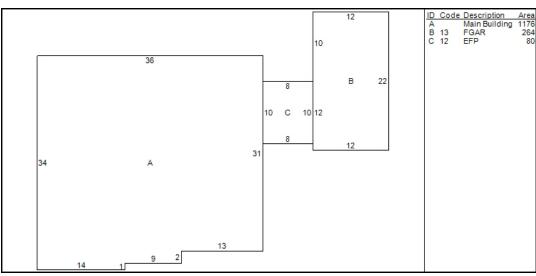
BROCKTON

Dwelling Information Style Ranch Year Built 1960 Story height 1 Eff Year Built 1990 Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Yellow In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Type Custom Rec Rm Size **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks 1 Fuel Type Oil Openings 1 System Type Hot Water Pre-Fab Room Detail Bedrooms 2 Full Baths 2 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 5 Kitchen Type Modern Bath Type Modern Kitchen Remod No Bath Remod Yes 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** 241,578 Base Price % Good 87 9,062 **Plumbing** % Good Override 22,669 Basement **Functional** 6,586 Heating Economic 0 Attic % Complete 21,722 **C&D Factor Other Features** Adi Factor 1 301,620 Additions 8,270 Subtotal 1,176 **Ground Floor Area Total Living Area** 1,176 Dwelling Value 270,680 **Building Notes**

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	Outbuilding Data								
1	Гуре	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			6,180	
2		12			2,090	