

<b>Situs : 198 FALCONER AV</b>	<b>Parcel ID: 024-108</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
HILL JAMILETH VINCENT N HILL 198 FALCONER AV BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 27 Vol / Pg LC/120233 District Zoning R1C Class Residential

Property Notes
03/2014 MLS SHORT



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,500		91,380
Total Acres: .1722 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,400	91,400	0	87,800
Building	221,000	270,700	0	215,300
Total	312,400	362,100	0	303,100
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
04/12/18	CP	Field Review	Other

Permit Information				
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	Type	Validity	Deed Reference	Deed Type	Grantee
08/03/18	312,000	Land + Bldg	Valid Sale	LC/127262	Quit Claim	HILL JAMILETH
03/28/14	205,000	Land + Bldg	Outlier-Written Desc Needed	LC/120233		
09/01/05	301,900	Land + Bldg	Valid Sale	LC/107897		
06/30/97	129,000	Land + Bldg		LC		

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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	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	500	Rec Rm Type	Custom
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			
Base Price	241,578	% Good	87
Plumbing	9,062	% Good Override	
Basement	22,669	Functional	
Heating	6,586	Economic	
Attic	0	% Complete	
Other Features	21,722	C&D Factor	
		Adj Factor	1
Subtotal	301,620	Additions	8,270
Ground Floor Area	1,176		
Total Living Area	1,176	Dwelling Value	270,680
Building Notes			

Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1176</td> </tr> <tr> <td>B</td> <td>13</td> <td>FGAR</td> <td>264</td> </tr> <tr> <td>C</td> <td>12</td> <td>EFP</td> <td>80</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	1176	B	13	FGAR	264	C	12	EFP	80
ID	Code	Description	Area																						
A		Main Building	1176																						
B	13	FGAR	264																						
C	12	EFP	80																						
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																				