
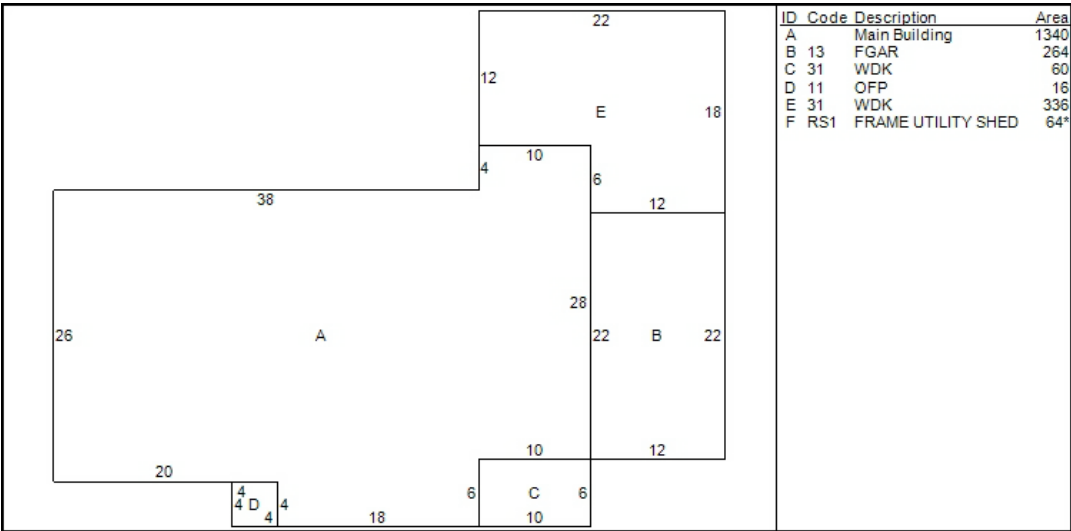


Situs : 175 FALCONER AV		Parcel ID: 025-281		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
NG DAVID LAURA KARAHALIS 175 FALCONER AVE BROCKTON MA 02301			Living Units 1 Neighborhood 40 Alternate ID 52 Vol / Pg 47649/323 District Zoning R1C Class Residential						
Property Notes									
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Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	1,000			950				
Total Acres: .2526 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		96,000	96,000	0	91,900				
Building		246,700	302,200	0	234,300				
Total		342,700	398,200	0	326,200				
Manual Override Reason									
		Base Date of Value		1/1/2020					
		Effective Date of Value		1/1/2020					
Value Flag		MARKET APPROACH							
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
02/05/15	B61556	2,351	BLDG	Air Sealing			100		
11/14/05	45435	5,000	BLDG	Strip & Reroof			0		
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
10/26/16	289,000	Land + Bldg	Valid Sale	47649/323	Quit Claim	NG DAVID			
11/15/13	249,000	Land + Bldg	Valid Sale	43829/21					

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1958
<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>	650	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<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>	3	<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>	9		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes
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>	286,346	<b>% Good</b>	81
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	26,870	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	44,785	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	358,000	<b>Additions</b>	11,830
<b>Ground Floor Area</b>	1,340		
<b>Total Living Area</b>	1,990	<b>Dwelling Value</b>	301,810

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 8		64	1	1999	C	A	380

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<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		13			6,240	
2		31			810	
3		11			320	
4		31			4,460	