

**Situs : 446 FOREST AV**

**Parcel ID: 026-048**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

HOLLOWAY DAVID  
446 FOREST ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	60
Alternate ID	78
Vol / Pg	49352/16
District	
Zoning	R1C
Class	Residential

## Property Notes



026-048 03/21/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	15,754			14,970

Total Acres: .5913  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	110,000	110,000	0	105,300
Building	211,800	254,100	0	206,500
Total	321,800	364,100	0	311,800

## Manual Override Reason

Base Date of Value 1/1/2020

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

**Value Flag** MARKET APPROACH

### Entrance Information

Date	ID	Entry Code	Source
07/29/20	GL	Field Review	Other
03/07/18	HP	Field Review	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/05/08	50109	2,250	BLDG Strip, Roof Back	0
01/10/06	45734	0	BLDG Strip & Reroof	0

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/28/17	332,000	Land + Bldg	Valid Sale	49352/16	Quit Claim	HOLLOWAY DAVID
07/20/04	276,900	Land + Bldg	Valid Sale	28693/123		
07/07/04	332,500	Land + Bldg	Sold Twice In Same Year	28612/348		

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Dwelling Information			
Style	Cape	Year Built	1947
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	313,877	% Good	69
Plumbing	6,041	% Good Override	
Basement	19,635	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	348,940	Additions	6,280
Ground Floor Area	952		
Total Living Area	1,792	Dwelling Value	247,050
Building Notes			

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