

Situs : 10 AVON ST

Parcel ID: 028-042

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

COLE ALEX
10 AVON ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 70
Alternate ID 2
Vol / Pg 48242/126
District
Zoning R1C
Class Residential

Property Notes



028-042 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,252			77,320

Total Acres: .1435
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,300	77,300	0	72,700
Building	146,900	133,400	0	144,300
Total	224,200	210,700	0	217,000

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
08/11/20	CM	Field Review	Other
04/13/18	CP	Field Review	Other
03/24/04	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/01/17	66348	11,750	KITCHEN	100
11/12/03	40865	4,000	BLDG Winds, Paint	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/27/17	214,000	Land + Bldg	Valid Sale	48242/126	Quit Claim	COLE ALEX
11/03/16	77,000	Land + Bldg	Outlier-Written Desc Needed	47699/238	Quit Claim	DCPM LLC
07/06/04	217,000	Land + Bldg	Valid Sale	28606/022		
10/30/03	130,000	Land + Bldg	Sale After Foreclosure	26965/228		
07/29/03	1	Land + Bldg	Court Order/Decree	25968/344		
09/03/02	172,900	Land + Bldg	Valid Sale	22763/192		

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Dwelling Information			
Style	Colonial	Year Built	1930
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

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	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	5		
Kitchen Type	Typical	Bath Type	
Kitchen Remod	Yes	Bath Remod	No

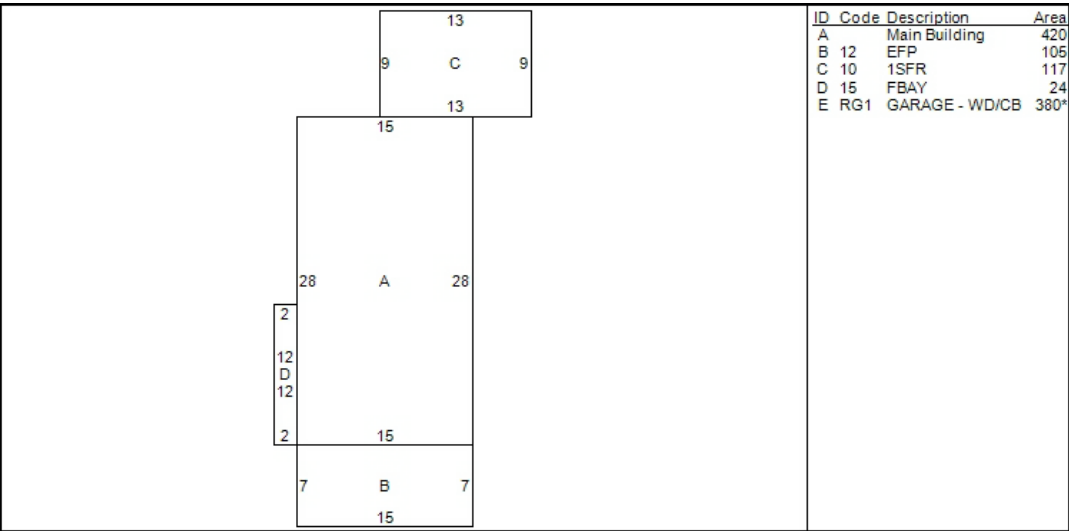
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	218,736	% Good	50
Plumbing	3,021	% Good Override	
Basement	12,440	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	243,580	Additions	6,450

Ground Floor Area	420		
Total Living Area	981	Dwelling Value	128,240

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	380	380	1	1925	C	F	5,130

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		12			1,600	
2		10			3,800	
3		15			1,050	