

Situs : 322 BELAIR ST	Parcel ID: 033-034	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
HANSON ELAINE S CATHERINE T ROSE 322 BELAIR ST BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 53 Vol / Pg 08604/00225 District Zoning R1C Class Residential
Property Notes	



033-034 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 25,979			24,680
Total Acres: .826 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	119,700	119,700	0	114,600
Building	183,100	222,300	0	190,400
Total	302,800	342,000	0	305,000
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
08/03/20	GL	Field Review	Other
06/12/20	CP	Field Review	Other

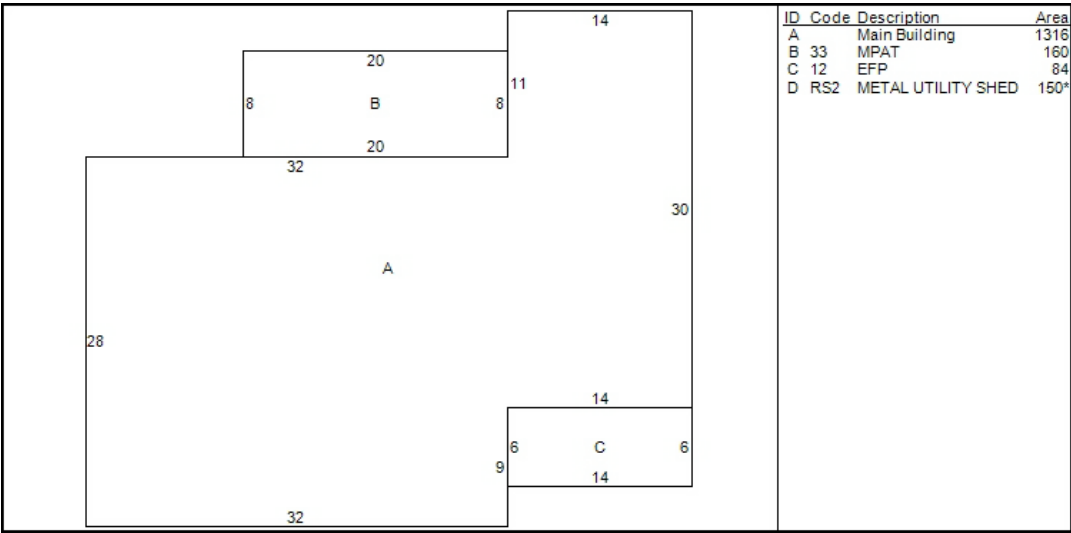
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/22/19	1949	8,750	EXTERIOR	100
08/29/19	1579	10,613	EXTERIOR R W S	100
05/16/14	B59923	7,812	BLDG 5 Window s	100
05/27/10	53320	6,800	BLDG Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				8604/225		

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1950
<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>	Natural	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	700	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<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>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
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>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	261,626	<b>% Good</b>	72
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	24,550	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	17,276	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	303,450	<b>Additions</b>	3,090
<b>Ground Floor Area</b>	1,316		
<b>Total Living Area</b>	1,316	<b>Dwelling Value</b>	221,570

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	150	150	1	1980	C	A	740

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		33			1,220	
2		12			1,870	