


Situs : 35 RAINBOW CR		Parcel ID: 036-032		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
NGUYEN TRUONG TRANG NGUYEN 35 RAINBOW CIRCLE BROCKTON MA 02301			Living Units 1 Neighborhood 60 Alternate ID 4 Vol / Pg 38924/112 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 2,418			2,300					
Total Acres: .2851 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		97,300	97,300	0	93,200				
Building		273,100	266,500	0	245,000				
Total		370,400	363,800	0	338,200				
Manual Override Reason									
Value Flag		MARKET APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Entrance Information									
Date	ID	Entry Code	Source						
08/04/20	GL	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
12/08/10	54250	794	BLDG	Replc Entry Doo					0
06/10/02	36933	600	BLDG	Add 12 X 22 To					100
04/30/02	36639	560	BLDG	24' X 52' A/G P					100
07/07/99	31036	9,000	BLDG	Winds, V Side					100
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/01/10	231,000	Land + Bldg	Valid Sale	38924/112					
04/22/10	268,417	Land + Bldg	Repossession	38446/148					
05/30/07	304,000	Land + Bldg	Valid Sale	34596/81					

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Dwelling Information

Style	Raised Ranch	Year Built	1965
Story height	1	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	1
FBLA Size	576	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

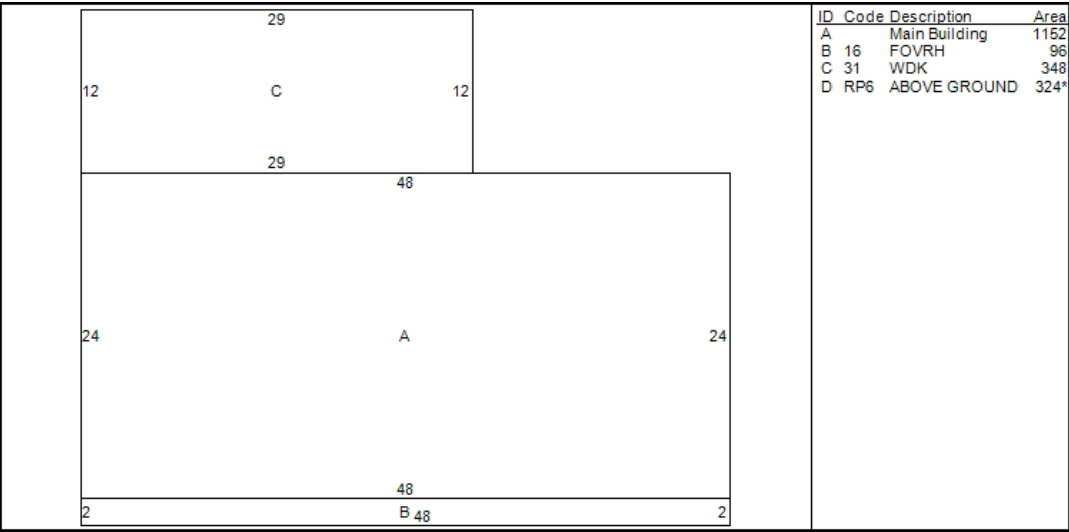
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	257,116	% Good	76
Plumbing	6,525	% Good Override	
Basement	24,127	Functional	
Heating	7,010	Economic	
Attic	0	% Complete	
Other Features	42,816	C&D Factor	
		Adj Factor	1
Subtotal	337,590	Additions	9,950
Ground Floor Area	1,152		
Total Living Area	1,824	Dwelling Value	266,520

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	18 x 18		324	1	2000	C	A	

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		16			5,620
2		31			4,330