

Situs : 194 BATTLES ST		Parcel ID: 041-010		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
VANASSE RONALD J 194 BATTLES ST BROCKTON MA 02301			Living Units 1 Neighborhood 90 Alternate ID 19A Vol / Pg 05945/00153 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	7,000			78,400				
	SF	3,766			2,750				
Total Acres: .2472 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/12/20	GL	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		81,200	81,200	0	75,500				
Building		141,200	114,300	0	129,000				
Total		222,400	195,500	0	204,500				
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			
12/02/09	52564	3,475	BLDG	Strip/Reroof		0			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
5945/153									

Situs : 194 BATTLES ST	Parcel Id: 041-010	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
------------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Ranch	Year Built	1951
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Steam	Pre-Fab	

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

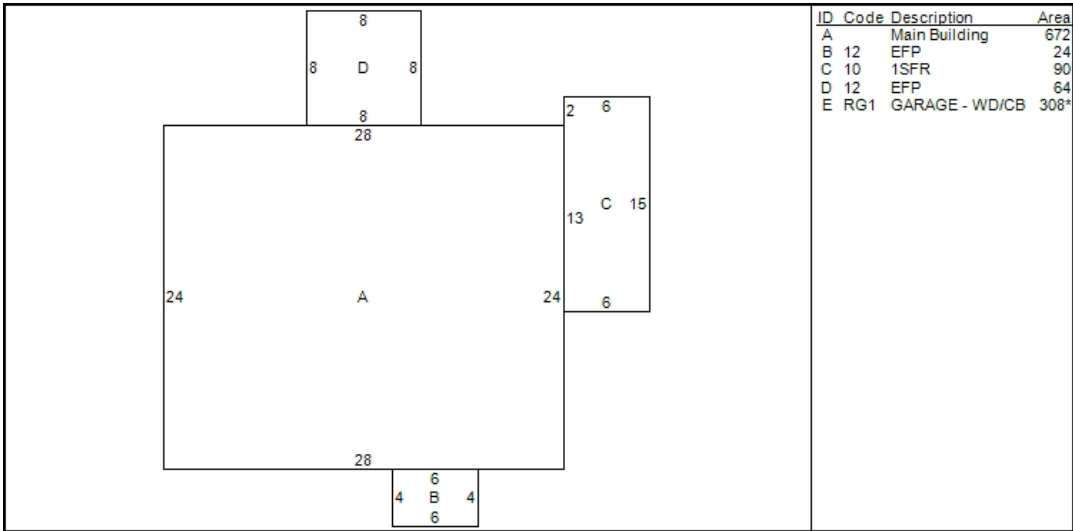
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	163,837	% Good	55
Plumbing		% Good Override	
Basement	15,374	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,101	C&D Factor	
		Adj Factor	1
Subtotal	188,310	Additions	4,690

Ground Floor Area	672	Dwelling Value	108,260
Total Living Area	762		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	308	308	1	1951	C	A	6,050

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			390	
2		10			3,250	
3		12			1,050	