

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 118 W ASHLAND ST

Parcel ID: 042-076

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER SANON RUTH

C/O SOLOMON A OSEI

118 W ASHLAND ST

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1 Neighborhood 90

Alternate ID 9B Vol / Pg 43710/261

District

Zoning Class R2 Residential

Property Notes



042-076 03/18/2020

| | | | Land Information | | |
|------|----|-------|-------------------|-------------|--------|
| Туре | | Size | Influence Factors | Influence % | Value |
| | SF | 7,000 | | | 78,400 |
| | SF | 1,580 | | | 1,150 |
| | | | | | |

Total Acres: .197 Spot:

Location:

| | Assessment Info | rmation | | |
|----------|-----------------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 79,600 | 79,600 | 0 | 74,300 |
| Building | 172,500 | 156,600 | 0 | 155,600 |
| Total | 252,100 | 236,200 | 0 | 229,900 |

Manual Override Reason

Grantee

SANON RUTH

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Gross Building:

| | | | Permit Inf | ormation | |
|-------------|--------|-------|------------|----------------|------------|
| Date Issued | Number | Price | Purpose | | % Complete |
| 09/30/13 | B58939 | 5,790 | BLDG | Strip/Reroof | 100 |
| 08/17/11 | 55325 | 1,000 | BLDG | Open Rear Deck | 0 |
| 03/28/06 | 46095 | 300 | BLDG | Roof Over | 0 |
| | | | | | |

| | | Entrance | Information |
|----------------------|-----------------|----------------------------|------------------------|
| Date 08/12/20 | ID GL | Entry Code Field Review | Source Other |
| 11/07/06 | BM | Not At Home | Other |

| | | | Sales/Ownersh | ip nistory |
|---------------|---------|-------------|-------------------------------|--------------------------|
| Transfer Date | Price | Туре | Validity | Deed Reference Deed Type |
| 10/11/13 | 139,500 | Land + Bldg | Valid Sale | 43710/261 |
| 01/03/11 | 93,900 | Land + Bldg | Private Sale No Put On Market | 39495/205 |
| 08/08/08 | 1 | Land + Bldg | Transfer Of Convenience | 36259/268 |
| 11/10/03 | | Land + Bldg | Transfer Of Convenience | 26993/003 |
| 03/01/95 | 69,900 | Land + Bldg | Valid Sale | |
| 11/01/86 | 105,900 | Land + Bldg | | |



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RESIDENTIAL PROPERTY RECORD CARD 20

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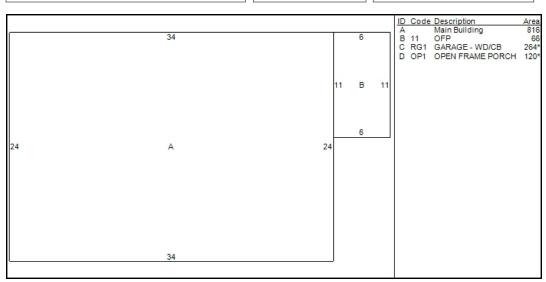
2021

BROCKTON

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Dwelling Information Style Ranch Year Built 1950 Story height 1 Eff Year Built Attic None Year Remodeled 2013Exterior Walls Al/Vinyl Amenities Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Oil Openings System Type Hot Water Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 5 Kitchen Type **Bath Type** Kitchen Remod Yes Bath Remod Yes 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** 189,704 Base Price **% Good** 72 **Plumbing** % Good Override 17,801 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adi Factor 1 207,510 Additions 1,150 Subtotal 816 **Ground Floor Area Total Living Area** 816 Dwelling Value 150,560 **Building Notes**

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| | | | Outbuildin | g Data | | | | |
|------------|--------|--------|------------|--------|--------|-------|-----------|-------|
| Туре | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Det Garage | 1 x | 264 | 264 | 1 | 1950 | С | Α | 5,570 |
| Porch | 10 x | 12 | 120 | 1 | 1950 | С | F | 420 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| | 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 | | | | | |
|-----|-----|-----|------------------|--|--|--|--|--|
| 1st | 2nd | 3rd | Value | | | | | |
| 11 | | | 1,150 | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | 1st 2nd 3rd | | | | | |