

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 32 MINOT AV

Parcel ID: 056-080

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

BURGO AUTILIA

276 CAMBO ST

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3 Neighborhood 120 Alternate ID 5

Vol / Pg 33237/213

District Zoning Class

Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	5,286			75,910

Total Acres: .1213

Spot:

Location:

Assessment Information								
	Appraised	Cost	Income	Prior				
Land	75,900	75,900	0	71,700				
Building	412,000	427,700	0	317,500				
Total	487,900	503,600	0	389,200				

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 Price Purpose % Complete Date Issued Number 6,000 BLDG 07/19/04 42291 Rubber Roof

Entrance Information								
Date	ID	Entry Code	Source					
08/20/20	AW	Field Review	Other					
02/01/05	BM	Not At Home	Other					

Sales/Ownership History

Price Type Validity Deed Reference Deed Type Grantee **Transfer Date** 08/23/06 Land + Bldg Transfer Of Convenience 33237/213 **BURGO AUTILIA**



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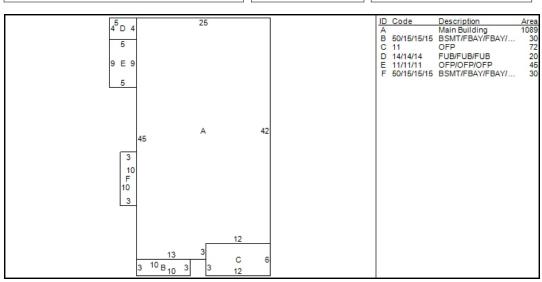
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BROCKTON

Dwelling Information Style 3 Fam Flat Year Built 1894 Story height 3 Eff Year Built Attic None Year Remodeled Exterior Walls Asbestos **Amenities** Masonry Trim x Color Gray 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 6 Full Baths 3 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 15 Kitchen Type **Bath Type** Kitchen Remod No Bath 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 10 % Good Ovr % Complete **Dwelling Computations** 515,358 Base Price % Good 62 18,124 **Plumbing** % Good Override 21,493 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 C&D Factor 10 Other Features Adi Factor 1 554,980 Additions 49,220 Subtotal 1,089 **Ground Floor Area** 3,447 Dwelling Value 427,720 **Total Living Area Building Notes**

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Outbuilding Data									
Туре	Size 1	Size 2	Area Qty	Yr Blt Grade	Condition	Value			

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	Line #	Low	1st	2nd	3rd	Value
1	50	15	15	15	20,890	5	50	15	15	15	20,890
2		11			2,230						
3		14	14	14	930						
4		11	11	11	4,280						