

Situs : 12 HAZEL ST

Parcel ID: 061-076

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

WHELTON JAMES E
AND DALIA WHELTON
12 HAZEL ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	120
Alternate ID	4-1
Vol / Pg	25434/265
District	
Zoning	R3
Class	Residential

Property Notes

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	5,229			75,830

Total Acres: .12
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,800	75,800	0	71,600
Building	151,600	122,300	0	145,400
Total	227,400	198,100	0	217,000

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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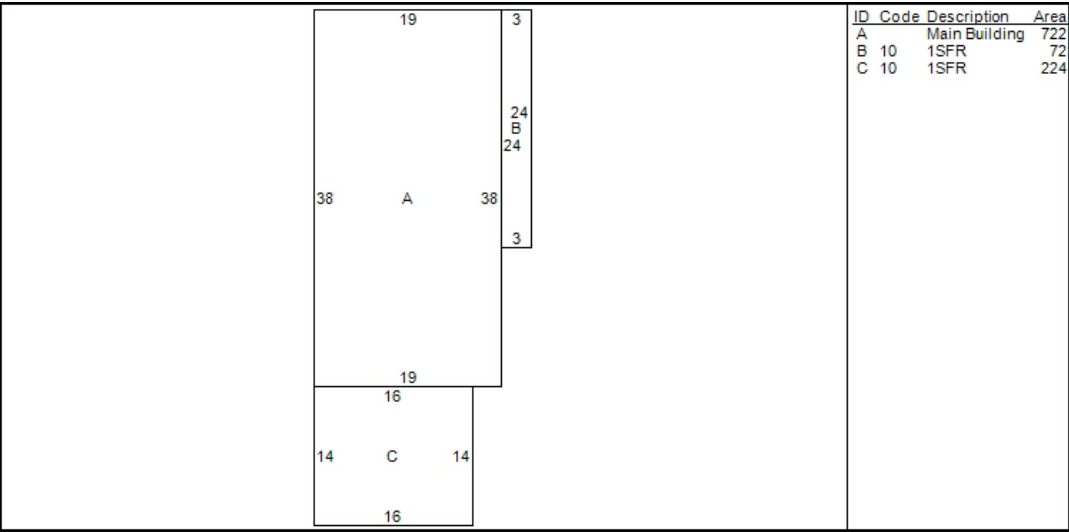
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/13/03	174,900	Land + Bldg	Valid Sale	25434/265		
04/01/89	102,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Bungalow	Year Built	1925
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	1984
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	170,887	% Good	62
Plumbing		% Good Override	
Basement	8,018	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	178,910	Additions	11,350
Ground Floor Area	722		
Total Living Area	1,018	Dwelling Value	122,270

Building Notes



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

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		10			2,980	
2		10			8,370	