

Situs : 12 W PARK ST		Parcel ID: 063-072		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
RAYMOND GARLINE 12 W PARK ST BROCKTON MA 02301			Living Units 1 Neighborhood 120 Alternate ID 6 PARK Vol / Pg 33152/169 District Zoning R3 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	6,000			76,950				
Total Acres: .1377 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		77,000	77,000	0	72,500				
Building		264,400	286,600	0	217,100				
Total		341,400	363,600	0	289,600				
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				
05/13/02	36732	8,000	BLDG	3 S Prch, Hc Ra	100				
10/03/01	35504	15,000	BLDG	Roof , Vinyl Sid	100				
12/13/97	26943	3,000	BLDG	Window s,Etc	1				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
05/02/18	100	Land + Bldg	Family Sale	49756/38	Quit Claim	RAYMOND GARLINE			
08/07/06	287,250	Land + Bldg	Valid Sale	33152/169					
10/05/01	51,000	Land + Bldg	Sale After Foreclosure	20669/308					
03/27/01	92,497	Land + Bldg	Repossession	19558/229					

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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

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	Gas	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

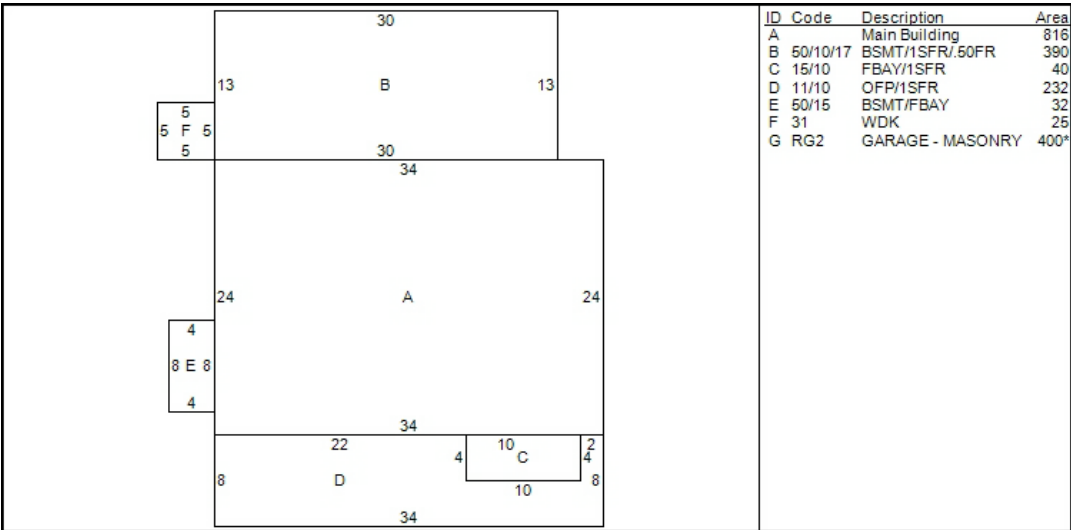
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	338,053	% Good	62
Plumbing	6,525	% Good Override	
Basement	19,225	Functional	
Heating	0	Economic	
Attic	8,279	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	382,220	Additions	41,420

Ground Floor Area	816		
Total Living Area	2,561	Dwelling Value	278,400

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	8,190

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	10	17		24,490	5		31			250	
2			15	10	3,720							
3			11	10	10,850							
4	50	15			2,110							