

Situs : 40 LONGWOOD AV

Parcel ID: 072-164

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

LONG ANTHONY B
AND JANICE E BROWN
40 LONGWOOD AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 120
Alternate ID 7
Vol / Pg 17697/102
District
Zoning R1C
Class Residential

Property Notes



072-164 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,767		78,060

Total Acres: .1553
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,100	78,100	0	73,300
Building	218,800	218,600	0	202,000
Total	296,900	296,700	0	275,300

Manual Override Reason

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

Entrance Information

Date	ID	Entry Code	Source
08/27/20	AW	Field Review	Other
09/10/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/14/98	29235	800	BLDG Shingle Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/26/99		Land + Bldg	Transfer Of Convenience	17697/102		
06/01/98	109,900	Land + Bldg	Valid Sale	16250/212		
08/01/86	117,000	Land + Bldg				
04/01/85	75,000	Land + Bldg				

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Dwelling Information

Style	Colonial	Year Built	1915
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		

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	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

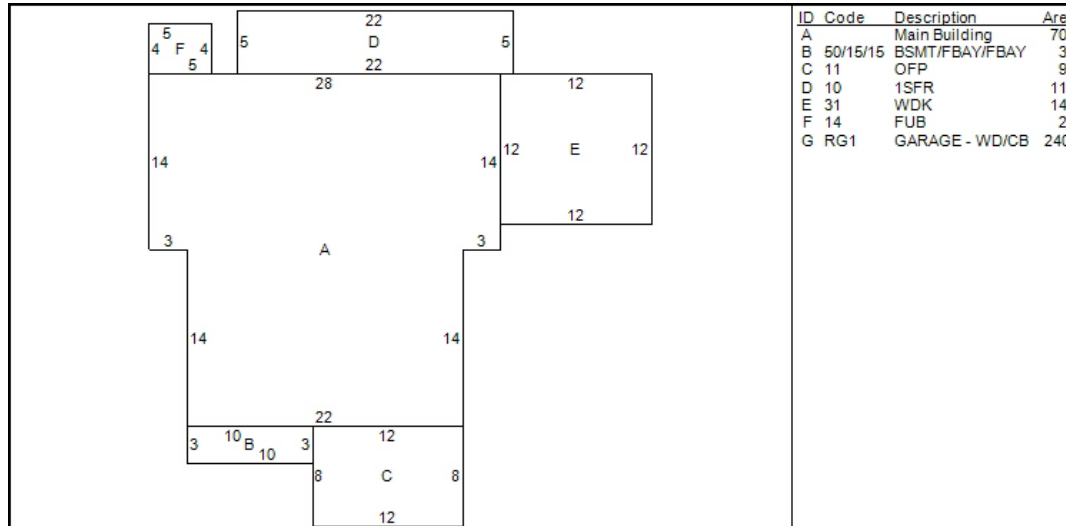
Grade & Depreciation

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

Dwelling Computations

Base Price	308,133	% Good	62
Plumbing		% Good Override	
Basement	17,524	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	325,660	Additions	11,420
Ground Floor Area	700		
Total Living Area	1,570	Dwelling Value	213,330

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	240	240	1	1925	C	A	5,310

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		3,350	5		14			190
2			11		1,550						
3			10		4,840						
4			31		1,490						