

<b>Situs : 51 LINNEA AV</b>		<b>Parcel ID: 072-296</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
<b>CURRENT OWNER</b> PIERRE PIERRE WEBSLEY JULIEN CHOUNA 51 LINNEA AV BROCKTON MA 02301		<b>GENERAL INFORMATION</b> Living Units 1 Neighborhood 120 Alternate ID 15 Vol / Pg 51486/207 District Zoning R1C Class Residential			
<b>Property Notes</b>					
					
072-296 03/23/2020					

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,939		76,860
Total Acres: .1363 Spot:				
Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,900	76,900	0	72,400
Building	185,200	175,100	0	175,100
Total	262,100	252,000	0	247,500
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/28/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/08/20	503	22,000	SOLARPANLS	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/09/19	265,000	Land + Bldg	Sale Of Multiple Parcels	51486/207	Quit Claim	PIERRE PIERRE WEBSLEY
04/30/04	227,000	Land + Bldg	Sale Of Portion/Other Comm	28095/140		CURRAN CHRIS P

Situs : 51 LINNEA AV	Parcel Id: 072-296	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1957
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

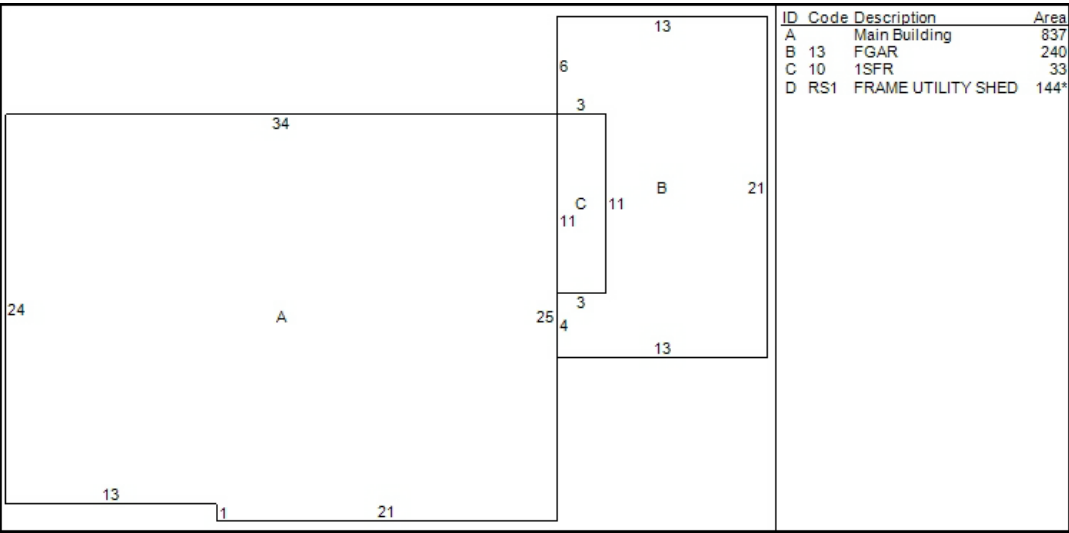
Adjustments	
<b>Int vs Ext</b>	Same
<b>Cathedral Ceiling</b>	x
<b>Unfinished Area</b>	
<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	192,711	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	18,083	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	220,180	<b>Additions</b>	6,910

<b>Ground Floor Area</b>	837	<b>Dwelling Value</b>	174,250
<b>Total Living Area</b>	870		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	144	144	1	2000	C	A	880

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		13			4,860	
2		10			2,050	