

Situs : 46 LINNEA AV

Parcel ID: 072-304

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

PARKER JANE M
AND RICHARD PARKER
46 LINNEA AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	120
Alternate ID	9
Vol / Pg	23173/158
District	
Zoning	R1C
Class	Residential

Property Notes



072-304 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,092		75,630

Total Acres: .1169
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,600	75,600	0	71,500
Building	163,800	159,200	0	145,800
Total	239,400	234,800	0	217,300

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
08/28/20	AW	Field Review	Other
02/01/05	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/07/05	45689	7,815	BLDG Rep Window s	0
07/18/05	44511	19,677	BLDG Strip & Re-Roof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/22/02		Land + Bldg	Transfer Of Convenience	23173/158		
09/17/01	142,000	Land + Bldg	Valid Sale	20546/23		
08/01/83	51,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	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	217,602	% Good	62
Plumbing		% Good Override	
Basement	13,613	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	231,220	Additions	13,040
Ground Floor Area	432		
Total Living Area	964	Dwelling Value	156,400
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Det Garage	1 x	216	216	1	1925	D	F	2,840			
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		12			1,120	5		10			6,820
2	50	15			1,740	6		12			500
3		15			1,430						
4		31			1,430						