

Situs : 63 FRENCH AV	Parcel ID: 072-419	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
LUGO LUIS SARY LUGO ETAL 63 FRENCH AV BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 30 Vol / Pg 26561/253 District Zoning R3 Class Residential
Property Notes	



072-419 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 677			490
Total Acres: .1762				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,900	78,900	0	73,900
Building	275,400	306,600	0	225,000
Total	354,300	385,500	0	298,900
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/18/03		Land + Bldg	Transfer Of Convenience	26561/253		

Situs : 63 FRENCH AV

Parcel Id: 072-419

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style	Colonial	Year Built	1908
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

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	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	2
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	

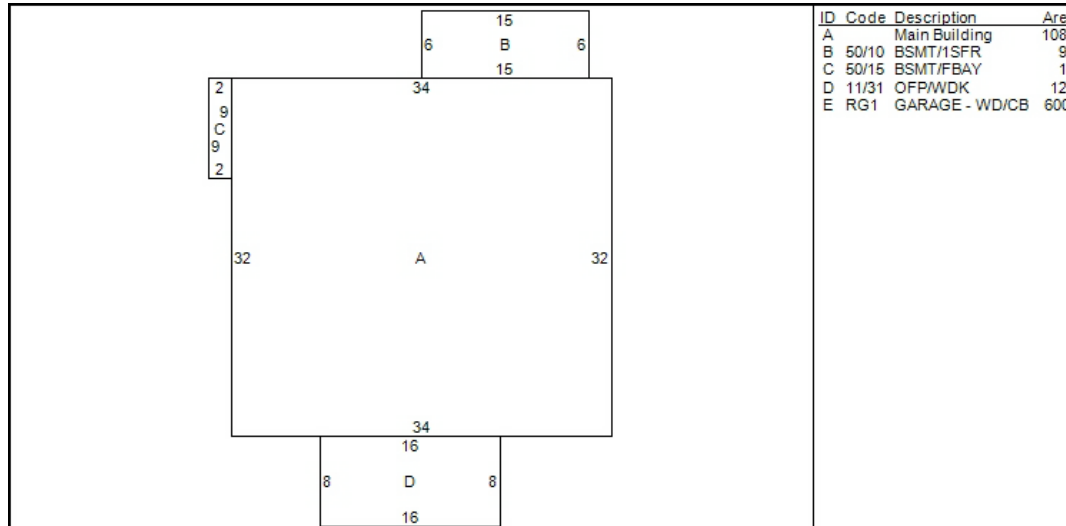
Grade & Depreciation

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

Dwelling Computations

Base Price	407,718	% Good	62
Plumbing	6,525	% Good Override	
Basement	23,187	Functional	
Heating	0	Economic	
Attic	24,962	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	462,390	Additions	9,550
Ground Floor Area	1,088		
Total Living Area	2,610	Dwelling Value	296,230

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	600	600	1	1925	C	G	10,370

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
1	50	10			4,710
2	50	15			1,430
3		11	31		3,410