

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 141 BROOKSIDE AV

Parcel ID: 077-024

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER ALMEIDA MICHAEL E

141 BROOKSIDE AVE

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2 Neighborhood 120 Alternate ID 34

Vol / Pg 50921/130

District

R1C

Zoning Class Residential

Property Notes



077-024 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	363			260

Total Acres: .169

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	388,300	462,800	0	313,300
Total	467,000	541,500	0	387,000

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH Gross Building:

		Entrance Inform	nation
Date	ID	Entry Code	Source
08/31/20	AW	Field Review	Other
10/26/06	BM	Not At Home	Other

			Permit In	formation	
Date Issued	Number	Price	Purpose		% Complete
05/25/06	46509	12,000	BLDG	V Side, 25 Wind	0

Sales/Ownership History

Transfer Date 03/21/19 05/22/15

Price Type 1 Land + Bldg Land + Bldg

Validity Court Order/Decree Transfer Of Convenience Deed Reference Deed Type 50921/130 Unit Deed 45575/106

Grantee ALMEIDA MICHAEL E DECOSTA THOMAS A



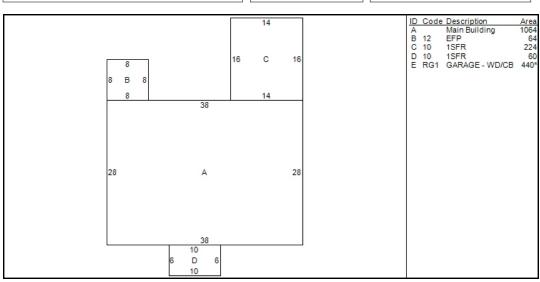
RESIDENTIAL PROPERTY RECORD CARD 20

2021

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Situs: 141 BROOKSIDE AV Parcel Id: 077-024 **Dwelling Information** Style Two Family Year Built 1920 Story height 2 Eff Year Built 1980 Attic Unfin Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks 1 Fuel Type Oil Openings 2 System Type Steam Pre-Fab Room Detail Bedrooms 4 Full Baths 2 Family Rooms 1 Half Baths **Kitchens Extra Fixtures** Total Rooms 9 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 10 % Good Ovr % Complete **Dwelling Computations** 401,465 Base Price % Good 80 9,787 **Plumbing** % Good Override 22,832 Basement **Functional** 0 Heating **Economic** 9,832 Attic % Complete 12,895 C&D Factor 10 **Other Features** Adi Factor 1 456,810 Additions 52,400 Subtotal 1,064 **Ground Floor Area** 2,412 Dwelling Value 454,390 **Total Living Area Building Notes**

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			Out	building) Data				
	Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
	Det Garage	1 x 4	40	440	1	1925	С	G	8,420
ı									

Con	dominium / 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		12			4,160			
2		10			33,840			
3		10			14,400			