

Situs : 55 CHURCHILL AV		Parcel ID: 077-078		Class : Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CAVANAGH PAULA BROOK CAVANAGH 55 CHURCHILL AV BROCKTON MA 02301			Living Units 1 Neighborhood 120 Alternate ID 17 Vol / Pg 37520/257 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors		Influence %		Value		
Primary		SF	7,000				78,400		
Residual		SF	111				80		
Total Acres: .1632 Spot: Location:									
Entrance Information									
Date		ID	Entry Code		Source				
08/31/20		AW	Field Review		Other				
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,500	78,500	0	73,600				
Building		323,600	380,100	0	240,200				
Total		402,100	458,600	0	313,800				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued		Number	Price	Purpose		% Complete			
04/24/01		34420	9,000	BLDG Roof, Vinyl Sid		100			
Sales/Ownership History									
Transfer Date		Price	Type	Validity		Deed Reference	Deed Type	Grantee	
07/22/09		225,000	Land + Bldg	Valid Sale		37520/257			
04/01/87		125,000	Land + Bldg	Valid Sale					
03/01/81			Land + Bldg	Transfer Of Convenience					

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**Dwelling Information**

<b>Style</b>	Colonial	<b>Year Built</b>	1920
<b>Story height</b>	2	<b>Eff Year Built</b>	1990
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Yellow	<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>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	4	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

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

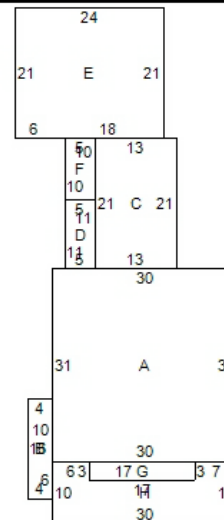
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<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>	367,079	<b>% Good</b>	82
<b>Plumbing</b>	6,525	<b>% Good Override</b>	
<b>Basement</b>	20,876	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	8,989	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	413,600	<b>Additions</b>	40,910
<b>Ground Floor Area</b>	930		
<b>Total Living Area</b>	2,234	<b>Dwelling Value</b>	380,060

**Building Notes**



ID	Code	Description	Area
A		Main Building	930
B	31	WDK	64
C	10	1SFR	273
D	11	OPF	55
E	13	FGAR	504
F	10	1SFR	50
G	16	FOVRH	51
H	11	OPF	249

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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		31			900	5		10			3,280
2		10			14,920	6		16			3,280
3		11			1,150	7		11			5,410
4		13			11,970						