

2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 123 GLEN AV

Parcel ID: 077-084

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** SOARES HARRY III

& SUSANNE RUSSELL

123 GLEN AVE

**BROCKTON MA 02301** 

**GENERAL INFORMATION** Living Units 1

Neighborhood 120 Alternate ID 8 Vol / Pg 22987/2

District

R1C Residential

Zoning Class

**Property Notes** 

077-084 03/23/2020

Land Information									
Туре		Size	Influence Factors	Influence %	Value				
Primary	SF	5,981			76,920				
Total Acres: .13' Spot:	73		Location:						

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	76,900	76,900	0	72,400
Building	280,100	330,100	0	202,800
Total	357,000	407,000	0	275,200

Base Date of Value 1/1/2020 Value Flag MARKET APPROACH Effective Date of Value 1/1/2020 Gross Building:

		Entrance Inform	nformation					
<b>Date</b> 08/31/20	<b>ID</b>	Entry Code	<b>Source</b>					
	AW	Field Review	Other					

		Permit Information	
Date Issued Number	Price	Purpose	% Complete

## Sales/Ownership History

Price Type Validity **Transfer Date** 09/30/02 283,900 Land + Bldg Sale Of Portion/Other Comm

Deed Reference Deed Type 22987/2

Grantee

Manual Override Reason



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2021

## BROCKTON

Situs: 123 GLEN AV Parcel Id: 077-084 **Dwelling Information** Style Colonial Ne Year Built 1900 Story height 2 Eff Year Built 1990 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 Fuel Type Oil Openings System Type Steam Pre-Fab 1 Room Detail Bedrooms 3 Full Baths 1 Family Rooms 1 Half Baths **Kitchens Extra Fixtures** 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** 

% Good 82

% Good Override

**Functional** 

Economic

% Complete

**C&D Factor** 

Adi Factor 1

Dwelling Value 327,580

Additions 28,530

334,100

19,001

8,182

3,416

364,700

905

**Building Notes** 

2,043

0

Base Price

**Plumbing** 

Basement

Other Features

Ground Floor Area Total Living Area

Heating

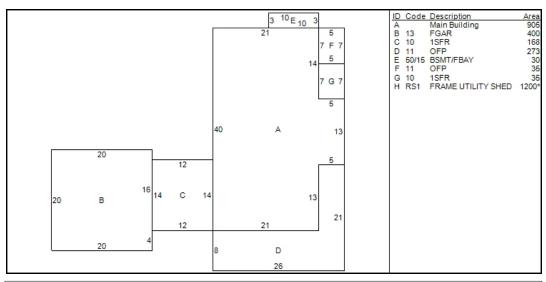
Subtotal

Attic

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Outbuilding Data									
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Frame Shed	1 x	1200	1,200	1	1950	D	F	2,490	

Condominium / Mobile Home Information								
Complex Name Condo Model	C+							
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		13			8,770	5		11			740
2		10			8,770	6		10			2,300
3		11			5,490						
4	50	15			2,460						