

<b>Situs : 123 GLEN AV</b>	<b>Parcel ID: 077-084</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SOARES HARRY III & SUSANNE RUSSELL 123 GLEN AVE BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 8 Vol / Pg 22987/2 District Zoning R1C Class Residential
Property Notes	



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,981		76,920
Total Acres: .1373				
Spot: Location:				

Assessment Information				
	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
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
08/31/20	AW	Field Review	Other

Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
09/30/02	283,900	Land + Bldg	Sale Of Portion/Other Comm	22987/2	Grantee

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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	In-law Apt	No
Color	White		
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	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			
Base Price	334,100	% Good	82
Plumbing		% Good Override	
Basement	19,001	Functional	
Heating	0	Economic	
Attic	8,182	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	364,700	Additions	28,530
Ground Floor Area	905		
Total Living Area	2,043	Dwelling Value	327,580

Outbuilding Data								
Type	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						

**Building Notes**