

Situs : 31 CHURCHILL AV	Parcel ID: 077-087	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GOETZ JENNIFER E & GREGORY GOETZ 31 CHURCHILL AVE BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 22 Vol / Pg 22339/52 District Zoning R1C Class Residential

Property Notes



077-087 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 975			710
Total Acres: .1831 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	225,400	227,600	0	190,300
Total	304,500	306,700	0	264,300
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
09/08/20	CP	Field Review	Other
08/31/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/20/20	1106	19,600	REMODEL	
08/16/19	1490	10,000	REMODEL	
07/15/19	BP-19-1225	7,700	REMODEL	
01/30/07	48015	11,318	BLDG Strip & Re-Roof	0
12/12/03	41025	4,680	BLDG 4 Rep Winds	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/28/02	190,000	Land + Bldg	Valid Sale	22339/52		GOETZ JENNIFER E
03/01/87	112,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Colonial Ne	Year Built	1900
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	7		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	308,580	% Good	62
Plumbing		% Good Override	
Basement	17,549	Functional	
Heating	0	Economic	
Attic	7,557	% Complete	
Other Features	3,689	C&D Factor	
		Adj Factor	1
Subtotal	337,380	Additions	12,700
Ground Floor Area	702		
Total Living Area	1,677	Dwelling Value	221,880
Building Notes			

Outbuilding Data	
Type	Size 1 Size 2 Area Qty Yr Blt Grade Condition Value
Det Garage	1 x 280 280 1 1925 C A 5,750
Condominium / Mobile Home Information	
Complex Name	Condo Model
Unit Number	Unit Location
Unit Level	Unit View
Unit Parking	Model Make (MH)
Model (MH)	
Addition Details	
Line #	Low 1st 2nd 3rd Value
1	50 15 2,110
2	11 1,050
3	11 430
4	10 10 9,110