

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 31 CHURCHILL AV

Parcel ID: 077-087

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER GOETZ JENNIFER E

& GREGORY GOETZ

31 CHURCHILL AVE

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1 Neighborhood 120 Alternate ID 22

Vol / Pg District

22339/52

Zoning Class R1C Residential

Property Notes



077-087 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	975			710

Total Acres: .1831

Spot: Location:

	Assessment Info	rmation		
	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:

		Littration information	
Date	ID	Entry Code	Source
09/08/20	CP	Field Review	Other
08/31/20	AW	Field Review	Other

			Permit Inf	ormation	
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

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



RESIDENTIAL PROPERTY RECORD CARD 20

2021

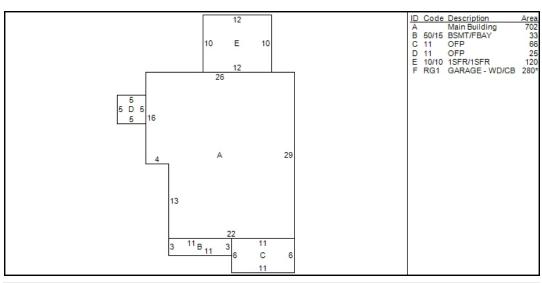
BROCKTON

Situs: 31 CHURCHILL AV Parcel Id: 077-087 **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 Color Yellow 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 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** 308,580 Base Price % Good 62 **Plumbing** % Good Override 17,549 Basement **Functional** 0 Heating Economic 7,557 Attic % Complete 3,689 **C&D Factor** Other Features Adi Factor 1 337,380 Additions 12,700 Subtotal 702 **Ground Floor Area** 1,677 Dwelling Value 221,880 **Total Living Area Building Notes**

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			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	280	280	1	1925	С	Α	5,750

Condo	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			
1	50	15			2,110			
2		11			1,050			
3		11			430			
4		10	10		9,110			