


Situs : 15 CHURCHILL PR WAY AV		Parcel ID: 077-092	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER EDWARDS MICHA EL J CARMEN M EDWARDS 17 CHURCHILL AV BROCKTON MA 02301		GENERAL INFORMATION Living Units 1 Neighborhood 120 Alternate ID 4 Vol / Pg 39498/240 District Zoning R1C Class Residential			
Property Notes 					
					
077-092 03/23/2020					

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	4,387		3,200
<div>Total Acres: .2614</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,600	81,600	0	75,800
Building	280,700	359,500	0	272,000
Total	362,300	441,100	0	347,800
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH Effective Date of Value 1/1/2020</div> <div>Gross Building:</div>				

Entrance Information			
Date	ID	Entry Code	Source
08/31/20	AW	Field Review	Other
04/24/18	H&P	Field Review	Other
05/11/11	RH	Entry & Sign	Ow ner

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
01/01/10	1	0	BLDG	No Further Chec	0
01/01/09	2	0	BLDG	Carry Over	0
11/01/07	49494	150,544	BLDG	36x28 Colonial	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/03/11	301,000	Land Only	Valid Sale	39498/240		
03/01/07	80,000	Land Only	Outlier-Written Desc Needed	34187/166		

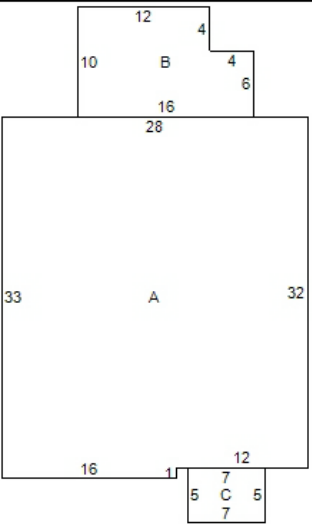
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Dwelling Information			
Style	Colonial	Year Built	2010
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Brown		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens	1	Extra Fixtures	
Total Rooms	6		
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	362,614	% Good	87
Plumbing	16,312	% Good Override	
Basement	20,622	Functional	
Heating	9,886	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	409,430	Additions	2,610
Ground Floor Area	912		
Total Living Area	1,824	Dwelling Value	358,810
Building Notes			

Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Frame Shed	8 x 8		64	1	2010	C	A	710	

Condominium / Mobile Home Information			
Complex Name			
Condo Model	C		
Unit Number			
Unit Level		Unit Location	
Unit Parking		Unit View	
Model (MH)		Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		31			2,090	
2		31			520	



ID	Code	Description	Area
A		Main Building	912
B	31	WDK	144
C	31	WDK	36
D	RS1	FRAME UTILITY SHED	64*