

Situs : 225 COUNTRY CLUB LA	Parcel ID: 079-077	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
RUSSELL ROBERTO NICOLE RUSSELL 225 COUNTRY CLUB LA BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 36 Vol / Pg 46072/167 District Zoning R1B Class Residential

Property Notes



079-077 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,577			5,300
Total Acres: .3576				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	100,300	100,300	0	96,100
Building	273,400	321,400	0	259,900
Total	373,700	421,700	0	356,000
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
08/10/20	CM	Field Review	Other
12/02/16	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/22/20	899	3,184	REMODEL	
05/23/14	B60004	16,000	BLDG Int/Ext Remodel	100
09/26/06	47331	5,800	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/23/15	324,900	Land + Bldg	Valid Sale	46072/167		RUSSELL ROBERTO
05/09/14	131,250	Land + Bldg	Court Order/Decree	44307/88		
07/11/13		Land + Bldg	Court Order/Decree	43332/132		

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Dwelling Information			
Style	Ranch	Year Built	1956
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2014
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	1,000	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Excellent	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	270,919	% Good	78
Plumbing	9,787	% Good Override	
Basement	25,422	Functional	
Heating	7,386	Economic	
Attic	0	% Complete	
Other Features	67,132	C&D Factor	
		Adj Factor	1
Subtotal	380,650	Additions	24,480
Ground Floor Area	1,240		
Total Living Area	2,438	Dwelling Value	321,390
Building Notes			

Outbuilding Data																																								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																																
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1240</td> </tr> <tr> <td>B</td> <td>14</td> <td>FUB</td> <td>24</td> </tr> <tr> <td>C</td> <td>10</td> <td>1SFR</td> <td>198</td> </tr> <tr> <td>D</td> <td>13</td> <td>FGAR</td> <td>288</td> </tr> <tr> <td>E</td> <td>11</td> <td>OPF</td> <td>280</td> </tr> <tr> <td>F</td> <td>11</td> <td>OPF</td> <td>20</td> </tr> </tbody> </table>													ID	Code	Description	Area	A		Main Building	1240	B	14	FUB	24	C	10	1SFR	198	D	13	FGAR	288	E	11	OPF	280	F	11	OPF	20
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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	Line #	Low	1st	2nd	3rd	Value																													
1		14			310	5		11			390																													
2		10			11,540																																			
3		13			6,470																																			
4		11			5,770																																			