

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 225 COUNTRY CLUB LA

Parcel ID: 079-077

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER** RUSSELL ROBERTO

NICOLE RUSSELL

225 COUNTRY CLUB LA

**BROCKTON MA 02301** 

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 10

Alternate ID 36 Vol / Pg 46072/167

District

Zoning Class R1B Residential

**Property Notes** 



079-077 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	5,577			5,300

Total Acres: .3576 Spot:

Location:

	Assessment Info	rm ation								
	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:

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				

	Entrance Information					
Date	ID	Entry Code	Source			
08/10/20	CM	Field Review	Other			
12/02/16	CP	Field Review	Other			

## Sales/Ownership History

Transfer Date	Price Type	
09/23/15	324,900 Land + Bldg	
05/09/14	131,250 Land + Bldg	
07/11/13	Land + Bldg	

Validity Valid Sale Court Order/Decree Court Order/Decree Deed Reference Deed Type 46072/167 44307/88 43332/132

Grantee RUSSELL ROBERTO



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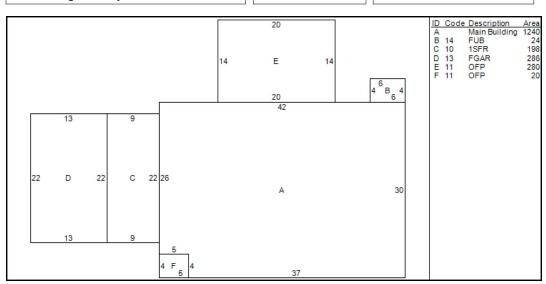
2021

## BROCKTON

Situs: 225 COUNTRY CLUB LA Parcel Id: 079-077 **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 Color Tan In-law Apt No Basement Basement Full # Car Bsmt 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** 270,919 Base Price % Good 78 9,787 **Plumbing** % Good Override 25,422 Basement **Functional** 7,386 Heating Economic 0 Attic % Complete 67,132 **C&D Factor Other Features** Adi Factor 1 380,650 Additions 24,480 Subtotal 1,240 **Ground Floor Area Total Living Area** 2,438 Dwelling Value 321,390

**Building Notes** 

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Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value	

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						