

**Situs : 207 COUNTRY CLUB LA**

**Parcel ID: 079-079**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

SILVA RONALD S  
LENELL SILVA  
C/O DIANE EVELYN  
207 COUNTRY CLUB LA  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 10  
Alternate ID 39  
Vol / Pg 39995/204  
District  
Zoning R1B  
Class Residential

**Property Notes**



079-079 03/23/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,060			1,960

Total Acres: .2769  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	97,000	97,000	0	92,900
<b>Building</b>	218,800	229,600	0	201,400
<b>Total</b>	315,800	326,600	0	294,300

**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
08/10/20	CM	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
09/24/20	1772	17,000	REMODEL	
06/10/13	B58308	5,790	BLDG Strip/Reroof	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/03/11	210,000	Land + Bldg	Valid Sale	39995/204		SILVA RONALD S

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### Dwelling Information

Style	Ranch	Year Built	1958
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

### Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

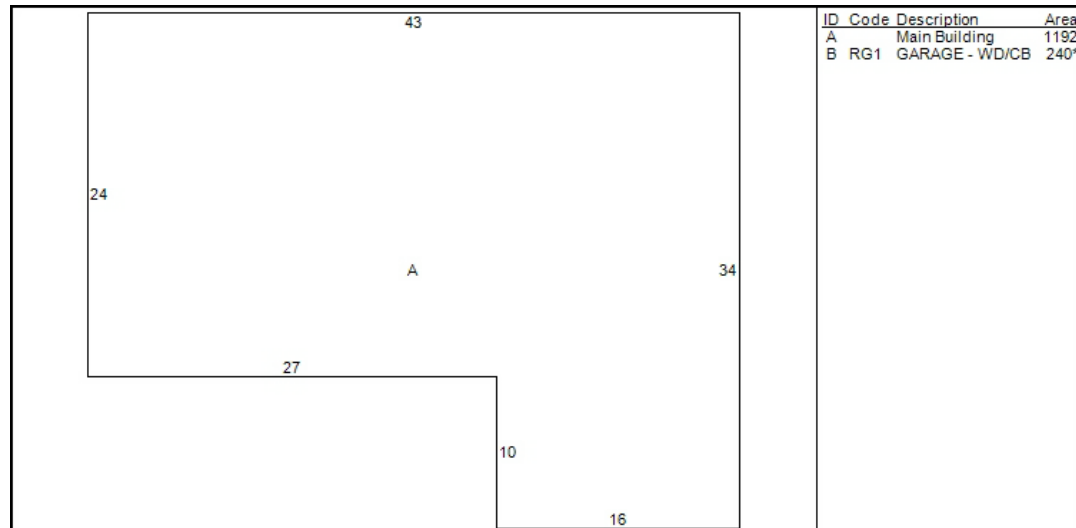
## Grade & Depreciation

Grade	C	Market Adj
Condition	Average	Functional
CDU	GOOD	Economic
Cost & Design	0	% Good Ovr
% Complete		

## Dwelling Computations

Base Price	243,834	% Good	81
Plumbing		% Good Override	
Basement	22,881	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	276,100	Additions	
Ground Floor Area	1,192		
Total Living Area	1,192	Dwelling Value	223,640

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	240	240	1	1958	C	G	5,980

## 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
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