

Situs : 51 COUNTRY CLUB DR	Parcel ID: 079-080	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
FREDERIQUE SERGE JOHNS DANA BORDENAVE 51 COUNTRY CLUB DR BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 11 Vol / Pg 20439/281 District Zoning R1B Class Residential
Property Notes	



079-080 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 15,136			14,380
Total Acres: .5771				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	109,400	109,400	0	104,800
Building	368,700	494,400	0	330,300
Total	478,100	603,800	0	435,100
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
09/14/20	CP	Field Review	Other
08/10/20	CM	Field Review	Other

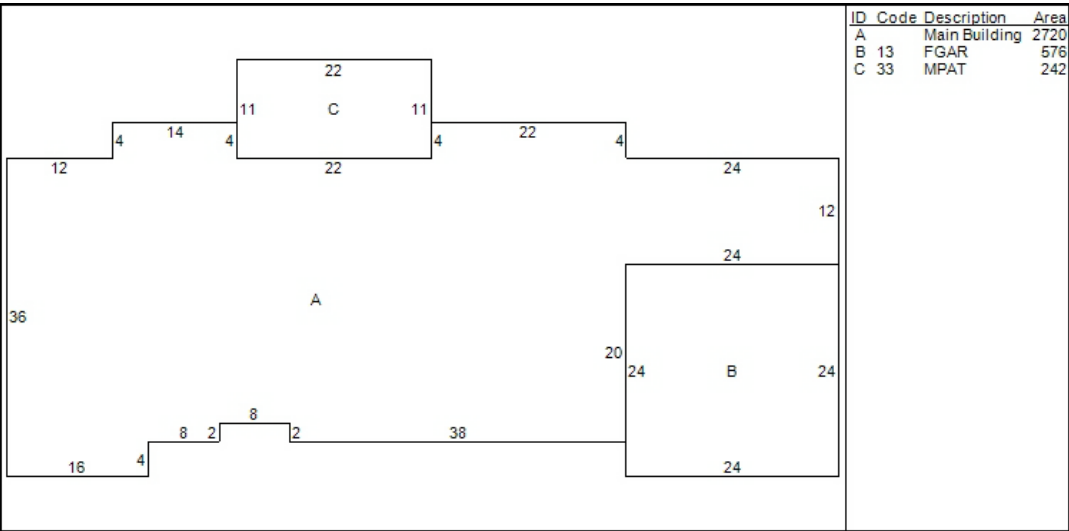
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/29/19	BP-19-454	3,273	SOLARPANLS	
08/12/13	B58674	6,520	BLDG Replc Frnt Door	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/28/18	460,000	Land + Bldg	Valid Sale	50347/137	Quit Claim	FREDERIQUE SERGE JOHNS
08/29/01	280,000	Land + Bldg	Valid Sale	20439/281		FREDERIQUE SERGE JOHNS
11/01/91	180,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch	Year Built	1958
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	3
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	501,240	% Good	81
Plumbing	16,312	% Good Override	
Basement	47,035	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	26,321	C&D Factor	
		Adj Factor	1
Subtotal	590,910	Additions	15,720
Ground Floor Area	2,720		
Total Living Area	2,720	Dwelling Value	494,360

Building Notes



Outbuilding Data								
Type	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	
1		13			13,530	
2		33			2,190	