

**Situs : 122 FRENCH AV**

**Parcel ID: 084-076**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

GARCIA MIGUEL CASTILLO  
CARLOS PEREZ MARTINEZ  
122 FRENCH AVENUE  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 120  
Alternate ID 16  
Vol / Pg 35748/226  
District  
Zoning R3  
Class Residential

**Property Notes**



084-076 03/24/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,534		74,820

Total Acres: .1041  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	74,800	74,800	0	70,900
Building	297,600	310,000	0	268,700
Total	372,400	384,800	0	339,600

**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
09/01/20	AW	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
08/23/05	44835	16,000	BLDG Remodel(Notes)	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/14/18	360,000	Land + Bldg	Valid Sale	50167/161	Quit Claim	GARCIA MIGUEL CASTILLO
03/20/08	179,000	Land + Bldg	Valid Sale	35748/226		
12/03/07	270,000	Land + Bldg	Repossession	35359/288		
06/02/06	440,000	Land + Bldg	Valid Sale	32789/62		
12/13/05	427,000	Land + Bldg	Valid Sale	31895/295		
05/15/02	231,600	Land + Bldg	Valid Sale	22081/299		
12/04/98	95,000	Land + Bldg	Valid Sale	16903/173		
06/01/91	125,000	Land + Bldg	Transfer Of Convenience			
08/01/87		Land + Bldg	Transfer Of Convenience			

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Dwelling Information			
Style	3 Fam Slope	Year Built	1890
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	2005
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	350,640	% Good	62
Plumbing	18,124	% Good Override	
Basement	19,941	Functional	
Heating	0	Economic	
Attic	34,347	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	423,050	Additions	18,970
Ground Floor Area	975		
Total Living Area	2,420	Dwelling Value	307,490
Building Notes			

		<table border="1"> <thead> <tr> <th>ID Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Main Building</td> <td>975</td> </tr> <tr> <td>B 11</td> <td>OFF</td> <td>60</td> </tr> <tr> <td>C 50/15/15</td> <td>BSMT/FBAY/FBAY</td> <td>40</td> </tr> <tr> <td>D RG1</td> <td>GARAGE - WD/CB</td> <td>360*</td> </tr> </tbody> </table>		ID Code	Description	Area	A	Main Building	975	B 11	OFF	60	C 50/15/15	BSMT/FBAY/FBAY	40	D RG1	GARAGE - WD/CB	360*
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D RG1	GARAGE - WD/CB	360*																
Outbuilding Data																		
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value										
Det Garage	1 x	360	360	1	1925	D	P	2,480										
Condominium / Mobile Home Information																		
Complex Name																		
Condo Model		C+																
Unit Number																		
Unit Level																		
Unit Parking																		
Model (MH)																		
		Unit Location																
		Unit View																
		Model Make (MH)																
Addition Details																		
Line #	Low	1st	2nd	3rd	Value													
1		11			1,980													
2	50	15	15		16,990													