

Situs : 72 FAIRMOUNT AV

Parcel ID: 097-008

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DOS SANTOS ZELINDA
72 FAIRMOUNT AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 90
Alternate ID 10
Vol / Pg 46403/127
District
Zoning R2
Class Residential

Property Notes



097-008 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	2,314			1,690

Total Acres: .2138
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	80,100	80,100	0	74,700
Building	197,600	224,400	0	177,000
Total	277,700	304,500	0	251,700

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
08/18/20	GL	Field Review	Other
01/10/17	HP	Field Review	Other
04/06/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/28/18	BP-18-631	2,455	SOLARPANLS	
02/23/16	64122	6,000	BATHROOM-R Also, Fix Kitchen Ceiling And Outs	100
06/02/05	44162	7,500	BLDG Vinyl Side, Win	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/18/15	185,000	Land + Bldg	Court Order/Decree	46403/127		DOS SANTOS ZELINDA

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Dwelling Information

Style	Colonial Ne	Year Built	1881
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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
Fuel Type	Oil
System Type	Hot Water

Stacks
Openings
Pre-Fab

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	Modern
Kitchen Remod	No	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

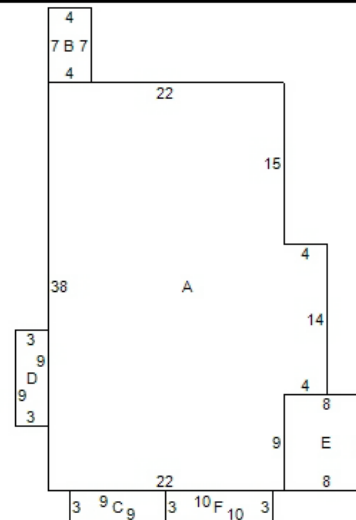
Grade & Depreciation

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

Dwelling Computations

Base Price	324,778	% Good	62
Plumbing	9,787	% Good Override	
Basement	20,317	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	354,880	Additions	4,350
Ground Floor Area	892		
Total Living Area	1,392	Dwelling Value	224,380

Building Notes



ID	Code	Description	Area
A		Main Building	892
B	12	EBF	28
C	15	FBAY	27
D	15	FBAY	27
E	35	STP	72
F	32	CNPY	30

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		12			560	5		32			190
2		15			1,550						
3		15			1,550						
4		35			500						