

Situs : 22 ANNIS AV	Parcel ID: 097-068	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
OXIDOR MARIE R 22 ANNIS AVE BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 4 Vol / Pg 37746/142 District Zoning R2 Class Residential
Property Notes	



097-068 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	3,009			72,610
Total Acres: .0691 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	72,600	72,600	0	69,300
Building	143,500	134,700	0	115,300
Total	216,100	207,300	0	184,600
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
08/19/20	GL	Field Review	Other

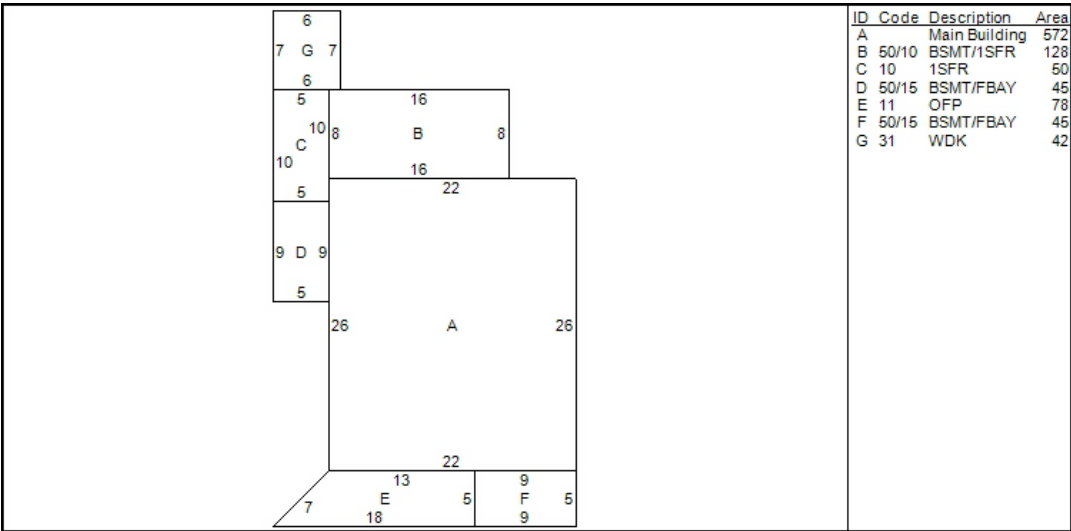
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/09	140,000	Land + Bldg	Valid Sale	37746/142		
03/01/92	49,000	Land + Bldg	Repossession			
12/01/82	44,400	Land + Bldg				

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	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	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	254,711	% Good	45
Plumbing		% Good Override	
Basement	14,486	Functional	
Heating	0	Economic	
Attic	6,238	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	275,440	Additions	10,770
Ground Floor Area	572		
Total Living Area	1,412	Dwelling Value	134,720

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	Line #	Low	1st	2nd	3rd	Value
1	50	10			4,370	5	50	15			1,800
2			10		1,670	6		31			270
3	50	15			1,800						
4		11			860						