

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 26 ANNIS AV Parcel ID: 097-069 **CURRENT OWNER GENERAL INFORMATION** 

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

MORETA CESARIO G 26 ANNIS AV

**BROCKTON MA 02301** 

Living Units 2 Neighborhood 90 Alternate ID 5-1 30314/116 Vol / Pg

District

Zoning Class

Residential



097-069 03/18/2020

**Property Notes** 

Land Information Type Size Influence Factors Influence % Value SF 3,874 73,870

Total Acres: .0889

Spot: Location:

	Assessment Info	essment Information					
	Appraised	Cost	Income	Prior			
Land	73,900	73,900	0	70,200			
Building	296,300	299,300	0	235,700			
Total	370,200	373,200	0	305,900			

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

**Entrance Information** Date ID **Entry Code** Source 08/19/20 GL Field Review Other 02/01/05 BM Not At Home Other

		Permit Inf	ormation	
Date Issued 05/27/04	<b>Number</b> 40760	Purpose BLDG	Fire Damage	<b>% Complete</b> 100

## Sales/Ownership History

Transfer Date 04/08/05 11/14/01	174,000	Land + Bldg Land + Bldg	Validity Valid Sale Valid Sale
08/01/87	-,	Land + Bldg	Valid Sale
03/01/85	70,900	Land + Bldg	Valid Sale

Deed Reference Deed Type 30314/116 20897/215

Grantee



RESIDENTIAL PROPERTY RECORD CARD

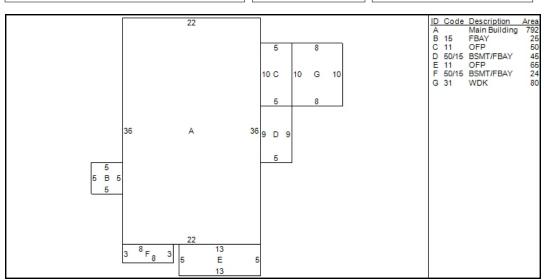
2021

BROCKTON

Situs: 26 ANNIS AV Parcel Id: 097-069 **Dwelling Information** Style Two Family Year Built 1925 Story height 2 Eff Year Built Attic Full-Fin Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural 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 Fuel Type Oil Openings System Type Hot Water Pre-Fab Room Detail Bedrooms 4 Full Baths 2 Family Rooms Half Baths **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 AVERAGE **Economic** Cost & Design 10 % Good Ovr % Complete **Dwelling Computations** 331,801 Base Price % Good 62 9,787 **Plumbing** % Good Override 18,870 Basement **Functional** 0 Heating Economic 32,502 Attic % Complete C&D Factor 10 Other Features Adi Factor 1 392.960 Additions 31,300 Subtotal 792 **Ground Floor Area Total Living Area** 1,995 Dwelling Value 299,300

**Building Notes** 

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Outbuilding Data								
Туре	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		15			6,820	5	50	15			7,750
2		11			1,920	6		31			1,550
3	50	15			10,970						
4		11			2,290						