

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 12 ANNIS CT

Parcel ID: 097-074

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER DANG MICHAEL

HANH THI HONG NGUYEN

12 ANNIS CT

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1 Neighborhood 90 Alternate ID 3

Vol / Pg 47423/227

District Zoning Class

R2 Residential

Pro	рe	rtv	No	tes
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097-074 03/18/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	2,260			1,650

Location:

Total Acres: .2126 Spot:

	Assessment Info	rm ation		
	Appraised	Cost	Income	Prior
Land	80,100	80,100	0	74,700
Building	182,000	194,400	0	159,600
Total	262,100	274,500	0	234,300

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH Gross Building:

Permit Information

Date Issued Number

Price Purpose

% Complete

		Entrance Infor	/ Code Source						
Date	ID	Entry Code	Source						
08/19/20	GL	Field Review	Other						

Sales/Ownership History								
09/06/16 05/19/16 10/17/08 10/17/08 12/13/07 09/12/02 06/28/02 05/03/99 135,6	ice Type 1 Land + Bldg 000 Land + Bldg 000 Land + Bldg Land + Bldg 000 Land + Bldg 000 Land + Bldg Land + Bldg	Validity Transfer Of Convenience Outlier-Written Desc Needed Sale After Foreclosure Transfer Of Convenience Repossession Transfer Of Convenience Valid Sale Valid Sale Valid Sale	Deed Reference 47423/227 46943/233 36454/285 36454/282 35395/256 22841/346 22352/148 17416/335	Deed Type Quit Claim Quit Claim	Grantee DANG MICHAEL DANG MICHAEL			



RESIDENTIAL PROPERTY RECORD CARD

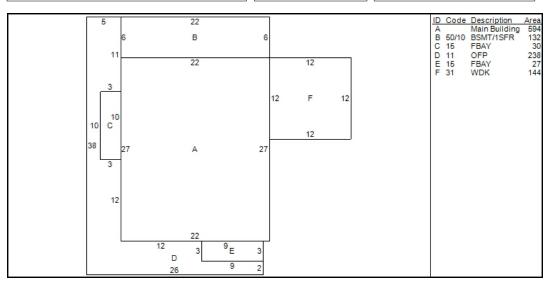
2021

BROCKTON

Situs: 12 ANNIS CT Parcel Id: 097-074 **Dwelling Information** Style Colonial Year Built 1925 Story height 2 Eff Year Built Attic Pt-Fin Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White 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 Gas Openings System Type Warm Air 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 Yes Bath Remod Yes 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 0 % Good Ovr % Complete **Dwelling Computations** 260,085 Base Price % Good 62 **Plumbing** % Good Override 14,791 Basement **Functional** 0 Heating Economic 15,923 Attic % Complete **C&D Factor Other Features** Adi Factor 1 290,800 Additions 14,080 Subtotal 594 **Ground Floor Area Total Living Area** 1,555 Dwelling Value 194,380

Building Notes

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		(Outbuilding	g Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value

Condom	Condominium / Mobile Home Information								
Complex Name Condo Model									
Unit Number									
Unit Level	Unit Location								
Unit Parking	Unit View								
Model (MH)	Model Make (MH)								

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1	50	10			6,140	5		31			1,360
2		15			1,550						
3		11			3,600						
4		15			1,430						