

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 18 VINE ST

Parcel ID: 098-024

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER VALLEE ANNIE M

18 VINE ST

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1 Neighborhood 90 Alternate ID 1-2 Vol / Pg 42116/80

District

Residential

Zoning Class

Property Notes

FULL REAR DORMER



098-024 03/16/2020

Land Information					
Туре		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	1,996			1,460

Location:

Total Acres: .2065

Spot:

	Assessment Information				
	Appraised	Cost	Income	Prior	
Land	79,900	79,900	0	74,600	
Building	191,500	186,800	0	166,100	
Total	271,400	266,700	0	240,700	

Manual Override Reason

Value Flag MARKET APPROACH Gross Building:

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

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

			Permit Inform	ation	
Date Issued N	Number F	Price	Purpose		% Complete
09/22/11 5	55494	4,200	BLDG	Weatherization	0

Sales/Ownership History

Transfer	Dat
10/19/12	
06/15/01	

Price Type Land + Bldg Land + Bldg

Validity Transfer Of Convenience Transfer Of Convenience Deed Reference Deed Type 42116/80 20019/243

Grantee



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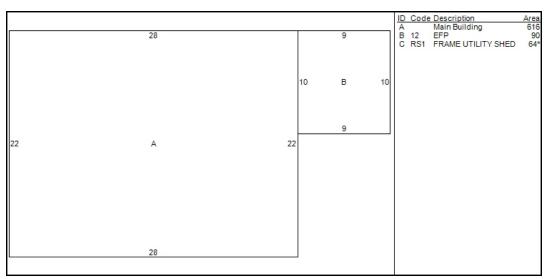
BROCKTON

Dwelling Information Style Cape Year Built 1950 Story height 1.7 Eff Year Built Attic None 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 Oil Openings System Type Steam Pre-Fab Room Detail Bedrooms 2 Full Baths 1 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 5 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 0 % Good Ovr % Complete **Dwelling Computations** 241,328 Base Price **% Good** 72 **Plumbing** % Good Override 15,097 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor** Other Features Adj Factor 1 256,430 Additions 1,940 Subtotal 616 **Ground Floor Area Total Living Area** 1,078 Dwelling Value 186,570 **Building Notes**

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Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt (Grade	Condition	Value
Frame Shed	8 x	8	64	1	1970	С	Α	240

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	
1		12			1,940	