

#### 2021 RESIDENTIAL PROPERTY RECORD CARD

# **BROCKTON**

Situs: 14 MARTLAND AV

Parcel ID: 099-032

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** CANUTO EUCLIDES A

11 TAYLOR AV

**BROCKTON MA 02301** 

**GENERAL INFORMATION** 

Living Units 3 Neighborhood 60 Alternate ID 1

Vol / Pg 51852/14

District

Zoning Class R1C Residential

**Property Notes** 



099-032 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	6,747			90,280

Total Acres: .1549 Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	90,300	90,300	0	86,800
Building	404,100	462,100	0	368,200
Total	494,400	552,400	0	455,000

Manual Override Reason

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

Value Flag MARKET APPROACH Gross Building:

		Entrance Inform	ation
Date	ID	Entry Code	Source
08/10/20	GL	Field Review	Other
05/29/18	CP	Field Review	Other

			Permit	Information	
Date Issued	Number	Price	Purpose	e	% Complete
10/11/16	65630	3,000	SOLARP	PANLS	100
08/10/11	55285	12,000	BLDG	20 Wndw s+Int Re	100

# Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference Deed	Type Grantee
10/28/19	1 Land + Bldg	Transfer Of Convenience	51852/14 Quit C	Claim CANUTO EUCLIDES A
03/25/13	264,900 Land + Bldg	Valid Sale	42839/249	CANUTO EUCLIDES A
06/22/11	185,000 Land + Bldg	Valid Sale	40046/305	



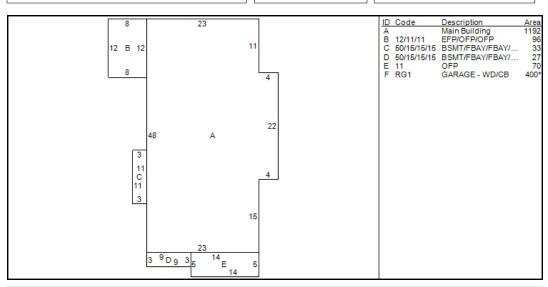
### RESIDENTIAL PROPERTY RECORD CARD 2

2021

## BROCKTON

Situs: 14 MARTLAND AV Parcel Id: 099-032 **Dwelling Information** Style 3 Fam Slope Year Built 1900 Story height 2.5 Eff Year Built Attic None Year Remodeled Exterior Walls Asbestos **Amenities** Masonry Trim x Color Gray 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 8 Full Baths 3 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 14 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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 10 % Good Ovr % Complete **Dwelling Computations** 539,849 Base Price % Good 62 19,574 **Plumbing** % Good Override 24,711 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 C&D Factor 10 **Other Features** Adi Factor 1 584,130 Additions 56,680 Subtotal 1,192 **Ground Floor Area** 3,160 Dwelling Value 455,050 **Total Living Area Building Notes** 

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			Outbuilding Da	ta		
Туре	Size 1	Size 2	Area Qt	y Yr Blt Gra	de Condition	Value
Det Garage	1 x	400	400 1	1925 C	; A	7,050

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

					Addition D	Details	
Line #	Low	1st	2nd	3rd	Value		
1		12	11	11	9,240		
2	50	15	15	15	23,750		
3	50	15	15	15	21,330		
4		11			2,360		