

Situs : 31 MARTLAND AV	Parcel ID: 099-063	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
VOLCY RITA 31 MARTLAND AV BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 33 Vol / Pg 41454/166 District Zoning R1C Class Residential
Property Notes	



099-063 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,045		90,720
Total Acres: .1617 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,700	90,700	0	87,200
Building	199,400	225,500	0	200,700
Total	290,100	316,200	0	287,900
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

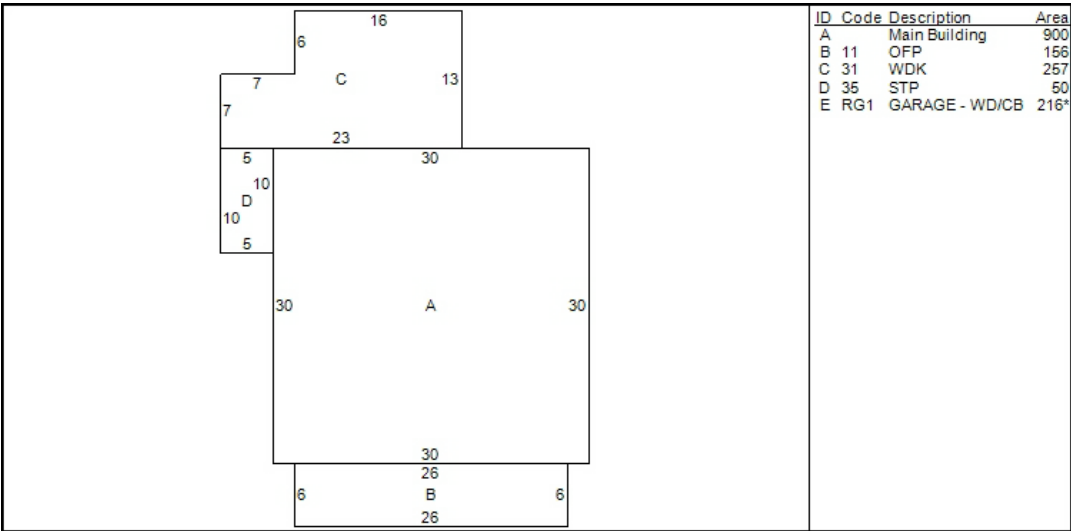
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/05/11	55275	3,000	BLDG Reno Int	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/12		Land + Bldg	Transfer Of Convenience	41454/166		
09/05/06		Land + Bldg	Transfer Of Convenience	33308/198		
06/26/06	277,900	Land + Bldg	Court Order/Decree	32921/128		
04/01/87	128,000	Land + Bldg	Valid Sale			
08/01/86	100,000	Land + Bldg				

Situs : 31 MARTLAND AV	Parcel Id: 099-063	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Bungalow	Year Built	1930
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Natural	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	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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			
Base Price	302,600	% Good	65
Plumbing		% Good Override	
Basement	18,930	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	330,910	Additions	5,340
Ground Floor Area	900		
Total Living Area	1,350	Dwelling Value	220,430

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	216	216	1	1930	C	A	5,050

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	
1		11			2,470	
2		31			2,540	
3		35			330	