

Situs : 71 HILLCREST AV	Parcel ID: 100-042	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RAVENELL ANTHONY SR TAMIKA CHRIS RAVENELL 71 HILLCREST AVE BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 25 Vol / Pg 52013/140 District Zoning R1C Class Residential
Property Notes	



100-042 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,214		92,410
Total Acres: .1886 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,400	92,400	0	88,700
Building	238,800	266,700	0	199,500
Total	331,200	359,100	0	288,200
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
08/11/20	GL	Field Review	Other
05/29/18	CP	Field Review	Other
09/23/14	DR	Not At Home	Other

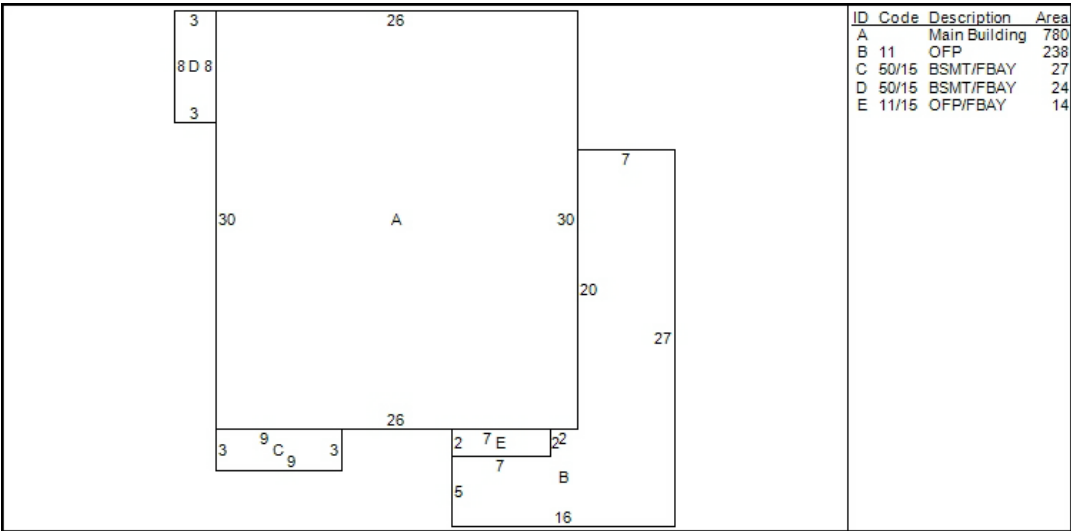
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/13/20	252	6,000	EXTERIOR R W S	
08/04/16	B65188	1,524	DOORS	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/26/19	355,000	Land + Bldg	Valid Sale	52013/140	Quit Claim	RAVENELL ANTHONY SR
12/19/01		Land + Bldg	Transfer Of Convenience	21167/310		POWERS DANIEL
01/28/99		Land + Bldg	Transfer Of Convenience	17092/23		
12/01/89	144,000	Land + Bldg	Valid Sale			
04/01/86	127,500	Land + Bldg				

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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	In-law Apt	No
Color	White		
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	1
Kitchens		Extra Fixtures	
Total Rooms	9	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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	328,675	% Good	67
Plumbing	6,525	% Good Override	
Basement	18,692	Functional	
Heating	0	Economic	
Attic	20,122	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	384,150	Additions	9,320
Ground Floor Area	780		
Total Living Area	1,859	Dwelling Value	266,700

Building Notes	



Outbuilding Data								
Type	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	
1		11			4,220	
2	50	15			2,010	
3	50	15			1,880	
4		11	15		1,210	