

**Situs : 21 GAUDETTE AV**

**Parcel ID: 101-076**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

HENRIQUES JEFFREY C  
21 GAUDETTE AVE  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	8
Vol / Pg	33721/002
District	
Zoning	R1C
Class	Residential

## Property Notes

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	6,281			77,360

Total Acres: .1442  
Spot:

Location:

## Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
06/19/01	BM	Estimated For Misc Reason	Other
02/12/01	BM	Unimproved	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	77,400	77,400	0	72,800
Building	190,500	186,300	0	176,500
Total	267,900	263,700	0	249,300

## Manual Override Reason

**Base Date of Value** 1/1/2020

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Effective Date of Value** 1/1/2020

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/21/20	548	9,563	EXTERIOR R W S	
06/02/08	50217	13,991	BLDG 13 Rep Window s	0
10/21/05	45271	5,000	BLDG Strip & Reroof	0
08/14/00	33287	3,500	BLDG Vinyl Siding, F	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/14/18	100	Land + Bldg	Transfer Of Convenience	49793/210	Quit Claim	HENRIQUES JEFFREY C
11/22/06	248,000	Land + Bldg	Valid Sale	33721/002		HENRIQUES JEFFREY C
10/10/00	143,000	Land + Bldg	Valid Sale	18956/156		
07/28/00	65,000	Land + Bldg	Change After Sale (Physical)	18734/179		

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1930
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

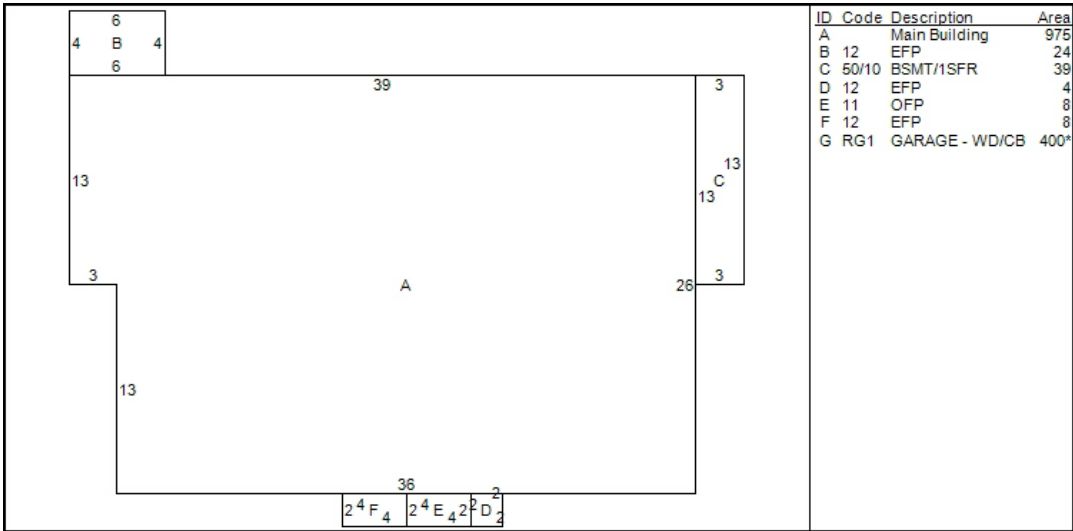
Adjustments	
<b>Int vs Ext</b>	Same
<b>Cathedral Ceiling</b>	x
<b>Unfinished Area</b>	
<b>Unheated Area</b>	

Grade & Depreciation	
<b>Grade</b>	C+
<b>Condition</b>	Good
<b>CDU</b>	AVERAGE
<b>Cost &amp; Design</b>	0
<b>% Complete</b>	
<b>Market Adj</b>	
<b>Functional</b>	
<b>Economic</b>	
<b>% Good Ovr</b>	

Dwelling Computations			
<b>Base Price</b>	229,510	<b>% Good</b>	65
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	21,536	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	9,274	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	270,450	<b>Additions</b>	3,460

<b>Ground Floor Area</b>	975	<b>Dwelling Value</b>	179,250
<b>Total Living Area</b>	1,014		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1930	C	A	7,050

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

Addition Details												
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value	
1		12			520	5		12			200	
2	50	10			2,540							
3		12			70							
4		11			130							