

Situs : 17 GAUDETTE AV	Parcel ID: 101-077	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
VO NHAT LINH P 17 GAUDETTE AV BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 10 Vol / Pg 44404/90 District Zoning R1C Class Residential
Property Notes	



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,250		75,860
Total Acres: .1205 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,900	75,900	0	71,700
Building	163,200	144,500	0	129,900
Total	239,100	220,400	0	201,600
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
08/24/20	GL	Field Review	Other
11/01/06	BM	Not At Home	Other

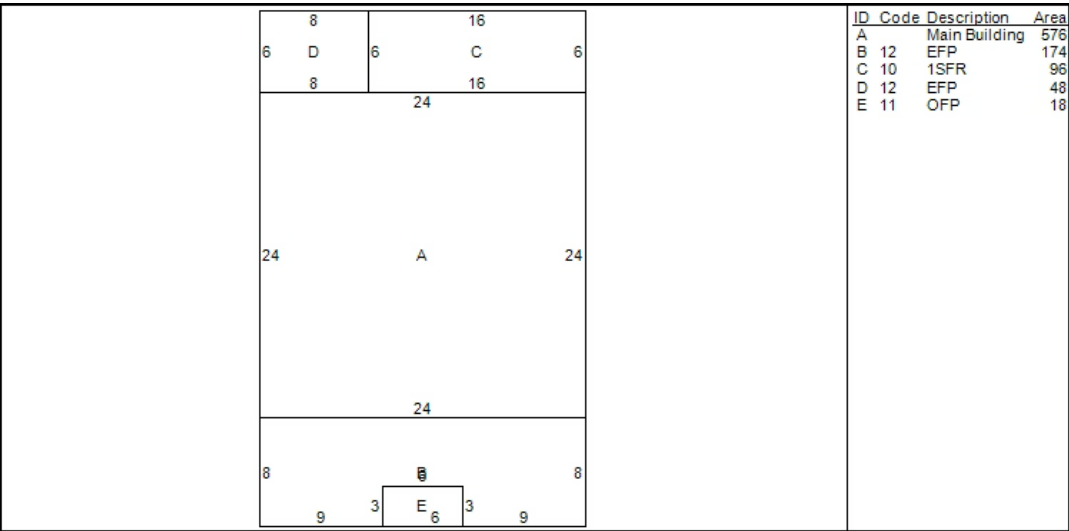
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/14/06	46631	9,130	BLDG See Notes	0
11/21/03	40917	16,000	BLDG Winds, Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/10/14	152,875	Land + Bldg	Valid Sale	44404/90		
04/04/13		Land + Bldg	Transfer Of Convenience	42892/104		
11/20/03		Land + Bldg	Transfer Of Convenience	27069/128		
10/28/03	178,750	Land + Bldg	Valid Sale	26896/312		

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Dwelling Information			
Style	Colonial Ne	Year Built	1937
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	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	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	155,121	% Good	65
Plumbing	9,062	% Good Override	
Basement	14,556	Functional	
Heating	4,229	Economic	
Attic	25,072	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	208,040	Additions	9,240
Ground Floor Area	576		
Total Living Area	902	Dwelling Value	144,470

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 Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			3,450	
2		10			4,550	
3		12			980	
4		11			260	