

Situs : 13 GAUDETTE AV

Parcel ID: 101-078

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BEAUBRUN HYRMINE M
13 GAUDETTE AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 11
Vol / Pg 49106/72
District
Zoning R1C
Class Residential

Property Notes



101-078 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 770			560

Total Acres: .1784
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,000	79,000	0	73,900
Building	194,600	226,800	0	192,000
Total	273,600	305,800	0	265,900

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
10/03/14	DR	Unoccupied	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/27/17	240,000	Land + Bldg	Valid Sale	49106/72	Quit Claim	BEAUBRUN HYRMINE M
08/24/17	1	Land + Bldg	Transfer Of Convenience	48837/217	Quit Claim	WHITE CLAYTON
10/30/15	1	Land + Bldg	Transfer Of Convenience	46223/305		WHITE CLAYTON

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Dwelling Information

Style	Cape	Year Built	1940
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

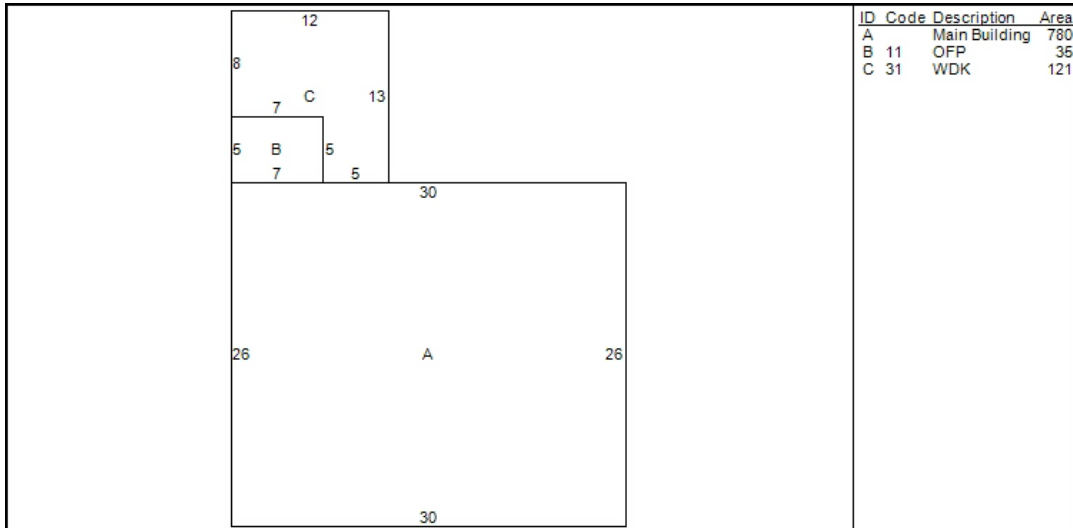
Grade & Depreciation

Grade	C	Market Adj	
Condition	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	276,663	% Good	74
Plumbing		% Good Override	
Basement	17,307	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,872	C&D Factor	
		Adj Factor	1
Subtotal	303,840	Additions	2,000
Ground Floor Area	780		
Total Living Area	1,365	Dwelling Value	226,840

Building Notes



ID	Code	Description	Area
A		Main Building	780
B	11	OFP	35
C	31	WDK	121

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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			670
2		31			1,330