

Situs : 79 FRANKTON AV

Parcel ID: 101-195

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

LOUIS GUICHARD
79 FRANKTON AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 60
Alternate ID 38
Vol / Pg 48384/296
District
Zoning R1C
Class Residential

Property Notes



101-195 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,930		90,550

Total Acres: .1591
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	90,600	90,600	0	87,000
Building	222,900	215,500	0	201,500
Total	313,500	306,100	0	288,500

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
08/11/20	GL	Field Review	Other
09/23/05	FB	Unimproved	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/12/04	42878	81,221	BLDG 26 X 36 F/B Spl	35

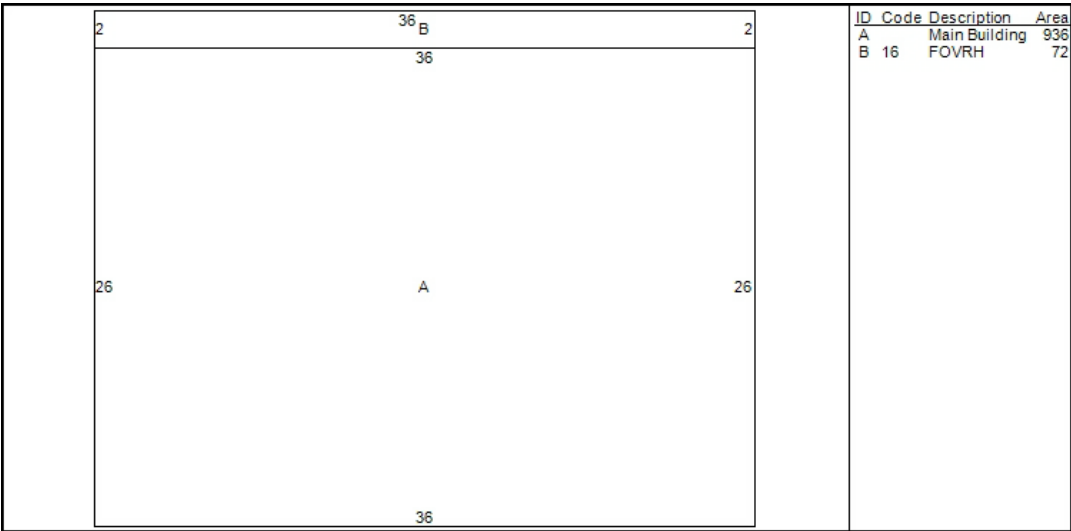
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/03/17	273,000	Land + Bldg	Repossession	48384/296	Warranty Deed	LOUIS GUICHARD
03/08/16	219,000	Land + Bldg	Repossession	46663/331	Foreclosure	FANNIE MAE
07/19/06		Land + Bldg	Transfer Of Convenience	33050/239		
02/22/05	285,000	Land + Bldg	Valid Sale	30027/33		
07/28/04	115,000	Land Only	Change In Use After Sale	28749/266		
07/13/04	55,000	Land Only	Court Order/Decree	28649/319		

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Dwelling Information			
Style	F To B Splt	Year Built	2005
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	223,556	% Good	90
Plumbing		% Good Override	
Basement	10,489	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	234,050	Additions	4,860
Ground Floor Area	936		
Total Living Area	1,008	Dwelling Value	215,510

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			16		4,860	