

Situs : 67 FRANKTON AV	Parcel ID: 101-197	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SMITH DONALD P 67 FRANKTON AVE BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 40 Vol / Pg 29843/78 District Zoning R1C Class Residential

Property Notes



101-197 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	162,900	167,100	0	158,500
Total	253,500	257,700	0	245,500
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
03/13/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/14/05	228,500	Land + Bldg	Valid Sale	29843/78		
07/03/00	129,900	Land + Bldg	Valid Sale	18668/191		
03/31/00	77,500	Land + Bldg	Sold Tw ice In Same Year	18401/36		

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Dwelling Information

Style	Colonial Ne	Year Built	1900
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt 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	2	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

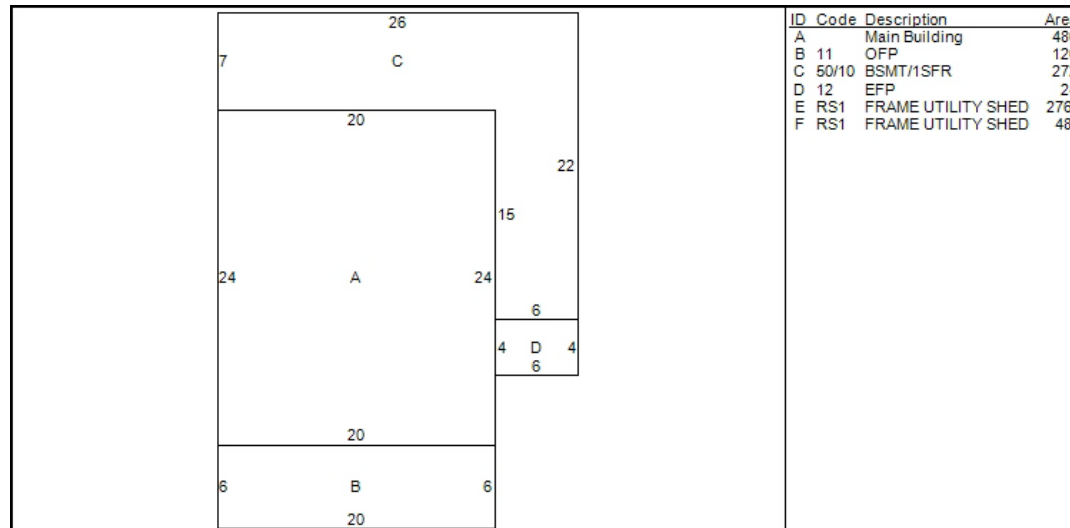
Grade & Depreciation

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

Dwelling Computations

Base Price	228,968	% Good	62
Plumbing		% Good Override	
Basement	14,324	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	243,290	Additions	15,560
Ground Floor Area	480		
Total Living Area	992	Dwelling Value	166,400

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 276		276	1	1925	C	P	510
Frame Shed	6 x 8		48	1	1980	C	A	180

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			1,980
2	50	10			13,080
3		12			500