

Situs : 32 FRANKTON AV	Parcel ID: 101-215	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CAMILIEN KETTY MARIE 32 FRANKTON AV BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 5 Vol / Pg 51873/165 District Zoning R1C Class Residential

Property Notes



101-215 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,300		89,640
Total Acres: .1446 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,600	89,600	0	86,200
Building	206,100	240,700	0	191,900
Total	295,700	330,300	0	278,100
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
09/24/14	DR	Unoccupied	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/20/19	2190	7,500	EXTERIOR R W S	
06/23/97	27655	9,000	BLDG Repl.Windw s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/19	295,000	Land + Bldg	Family Sale	51873/165	Quit Claim	CAMILIEN KETTY MARIE
11/27/98	80,000	Land + Bldg	Sale After Foreclosure	16865/23		CAMILIEN LOUIS D
10/06/98	75,000	Land + Bldg	Repossession	16678/291		
09/01/89	128,000	Land + Bldg	Valid Sale			
05/01/87	110,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	263,774	% Good	76
Plumbing		% Good Override	
Basement	22,502	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	296,410	Additions	15,200
Ground Floor Area	1,040		
Total Living Area	1,287	Dwelling Value	240,470
Building Notes			

Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Frame Shed	8 x 12		96	1	1980	D	F	200	

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,060	
2		11			1,600	
3		10			12,540	

