

Situs : 66 FRANKTON AV

Parcel ID: 101-222

Class : Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

WAY KENNETH
66 FRANKTON AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 60
Alternate ID 12
Vol / Pg 39971/65
District
Zoning R1C
Class Residential

Property Notes



101-222 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 6,214			89,510

Total Acres: .1427
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	89,500	89,500	0	86,100
Building	164,500	144,700	0	150,000
Total	254,000	234,200	0	236,100

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
08/11/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/06/16	64364	6,500	SIDING	100

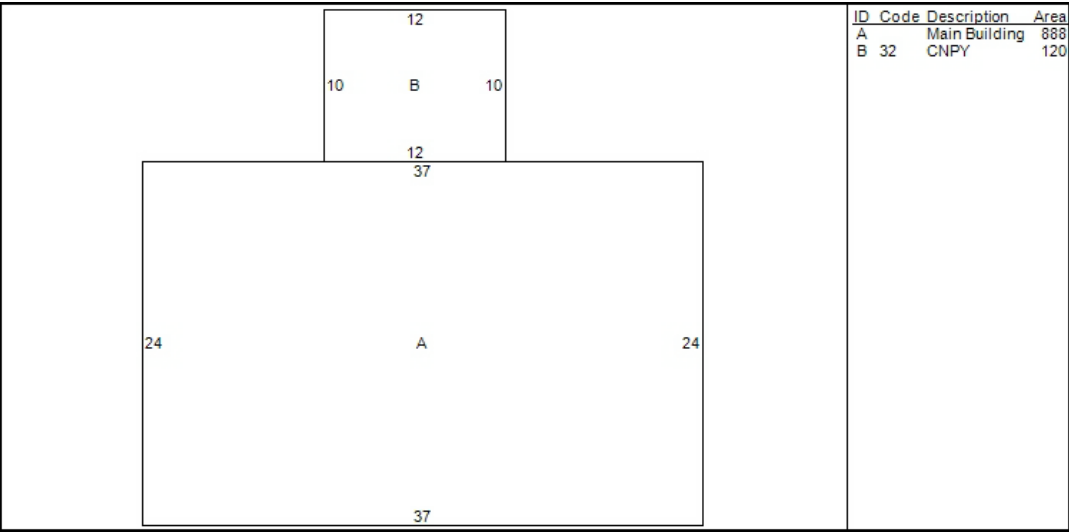
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/23/18	250,000	Land + Bldg	Valid Sale	49618/251	Quit Claim	WAY KENNETH
05/26/11		Land + Bldg	Transfer Of Convenience	39971/65		
09/13/10	1	Land + Bldg	Transfer Of Convenience	38968/62		

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Dwelling Information			
Style	Ranch Slab	Year Built	1952
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
Basement			
Basement	Pier/Slab	# 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	Gas	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	193,980	% Good	72
Plumbing		% Good Override	
Basement	5,808	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	199,790	Additions	860
Ground Floor Area	888		
Total Living Area	888	Dwelling Value	144,710

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		32			860	