

RESIDENTIAL PROPERTY RECORD CARD 2021

## BROCKTON

Situs: 12 LAUREL AV

Parcel ID: 101-295

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**FLANNERY SUZANNE M

12 LAUREL AV

**BROCKTON MA 02301** 

GENERAL INFORMATION

Living Units 1 Neighborhood 60 Alternate ID 1

Vol / Pg 16356/66

District

Zoning R1C Class Residential

**Property Notes** 



101-295 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,569			91,480

Total Acres: .1738

Spot: Location:

	Assessment Information				
	Appraised	Cost	Income	Prior	
Land	91,500	91,500	0	87,800	
Building	214,600	202,400	0	191,000	
Total	306,100	293,900	0	278,800	

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

		Entrance Inform	ation
Date	ID	Entry Code	Source
08/12/20	GL	Field Review	Other
09/24/14	DR	Not At Home	Other

		Permit Information	
Date Issued Number F	Price	Purpose	% Complete

## Sales/Ownership History

 Transfer Date
 Price
 Type

 06/30/98
 110,500
 Land + Bldg

 12/01/90
 116,000
 Land + Bldg

 09/01/81
 47,400
 Land + Bldg

Validity Valid Sale Valid Sale **Deed Reference Deed Type** 16356/66

Grantee



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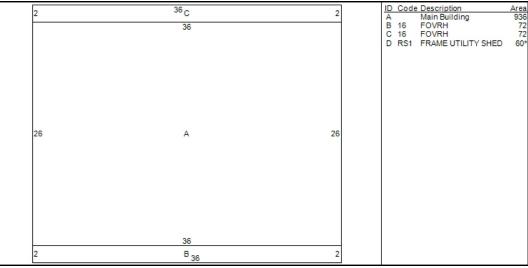
2021

## **BROCKTON**

**Dwelling Information** Style F To B Splt Year Built 1975 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim x Color Gray In-law Apt No Basement Basement Part # Car Bsmt Gar FBLA Size **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks Fuel Type Oil Openings System Type Warm Air Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms 1 Half Baths **Kitchens Extra Fixtures** Total Rooms 7 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** 206,996 Base Price % Good 80 **Plumbing** % Good Override 9,712 Basement **Functional** 5,643 Heating Economic 0 Attic % Complete 19,744 **C&D Factor** Other Features Adj Factor 1 242,100 Additions 8,480 Subtotal 936 **Ground Floor Area** 1,480 Dwelling Value 202,160 **Total Living Area Building Notes** 

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A Main Building A Main Building
B 16 FOVRH
C 16 FOVRH
D RS1 FRAME UTILITY SHED 36



			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt G	ade	Condition	Value
Frame Shed	10 x	6	60	1	1980	С	Α	220

	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			4,240
2		16			4,240