

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

Type		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

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
08/12/20	GL	Field Review	Other
09/24/14	DR	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/98	110,500	Land + Bldg	Valid Sale	16356/66		
12/01/90	116,000	Land + Bldg	Valid Sale			
09/01/81	47,400	Land + Bldg				

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Dwelling Information			
<b>Style</b>	F To B Splt	<b>Year Built</b>	1975
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Part	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	400	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	206,996	<b>% Good</b>	80
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	9,712	<b>Functional</b>	
<b>Heating</b>	5,643	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	19,744	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	242,100	<b>Additions</b>	8,480
<b>Ground Floor Area</b>	936		
<b>Total Living Area</b>	1,480	<b>Dwelling Value</b>	202,160

Building Notes	

<div> <div>2</div> <div>36</div> <div>C</div> <div>2</div> </div> <div> <div>36</div> <div>A</div> <div>26</div> <div>26</div> </div> <div> <div>36</div> <div>B</div> <div>36</div> <div>2</div> </div>	<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16</td> <td>Main Building</td> <td>936</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>72</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>72</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>60*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A	16	Main Building	936	B	16	FOVRH	72	C	16	FOVRH	72	D	RS1	FRAME UTILITY SHED	60*
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Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 6		60	1	1980	C	A	220

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			4,240	
2		16			4,240	