


Situs : 12 ARGYLE AV		Parcel ID: 102-079		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER CORNEILLE FRANCOISE 12 ARGYLE AVE BROCKTON MA 02301		GENERAL INFORMATION Living Units 3 Neighborhood 210 Alternate ID 1 Vol / Pg 22356/271 District Zoning R1C Class Residential	
Property Notes 			



102-079 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,787		76,640
<div> <div>Total Acres: .1329</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,600	76,600	0	72,200
Building	404,800	410,900	0	322,400
Total	481,400	487,500	0	394,600
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
08/24/20	GL	Field Review	Other

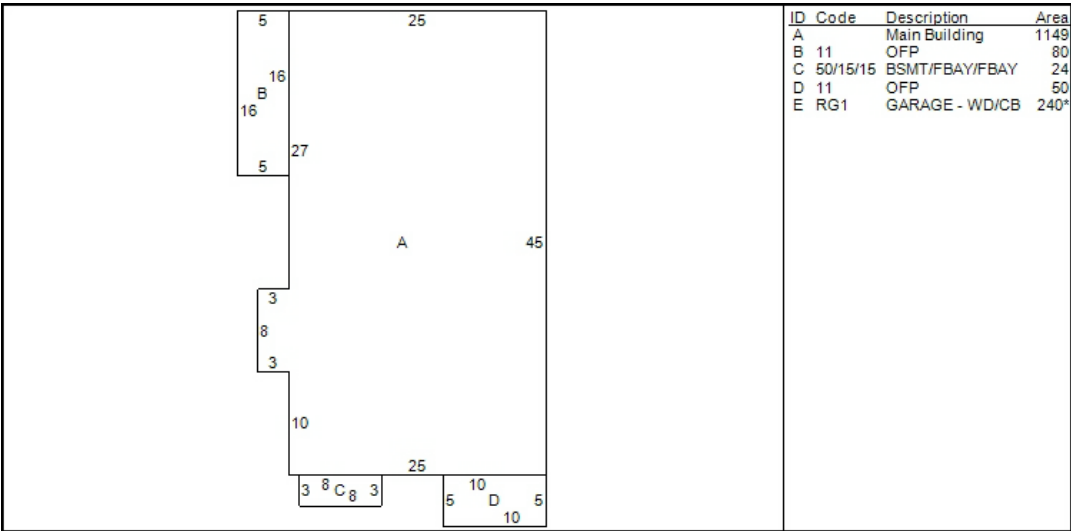
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/12/19	BP-19-351	3,173	SOLARPANLS No Solars	
10/17/18	BPA 18 256	11,000	EXTERIOR	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/28/02	260,000	Land + Bldg	Valid Sale	22356/271		CORNEILLE FRANCOISE
06/27/01		Land + Bldg	Transfer Of Convenience	20082/167		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14	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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	525,977	% Good	62
Plumbing	19,574	% Good Override	
Basement	24,076	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	569,630	Additions	18,410
Ground Floor Area	1,149		
Total Living Area	2,921	Dwelling Value	406,900

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	240	240	1	1925	C	F	3,990

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			2,600	
2	50	15	15		13,890	
3		11			1,920	