

Situs : 20 ARGYLE AV	Parcel ID: 102-080	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ANILUS BINSLAS 20 ARGYLE AVE APT 1 BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 2 Vol / Pg 32601/54 District Zoning R1C Class Residential
Property Notes	



102-080 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,593		76,360
Total Acres: .1284 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,400	76,400	0	72,000
Building	402,100	423,100	0	326,700
Total	478,500	499,500	0	398,700
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
01/04/07	BBM	Not At Home	Other

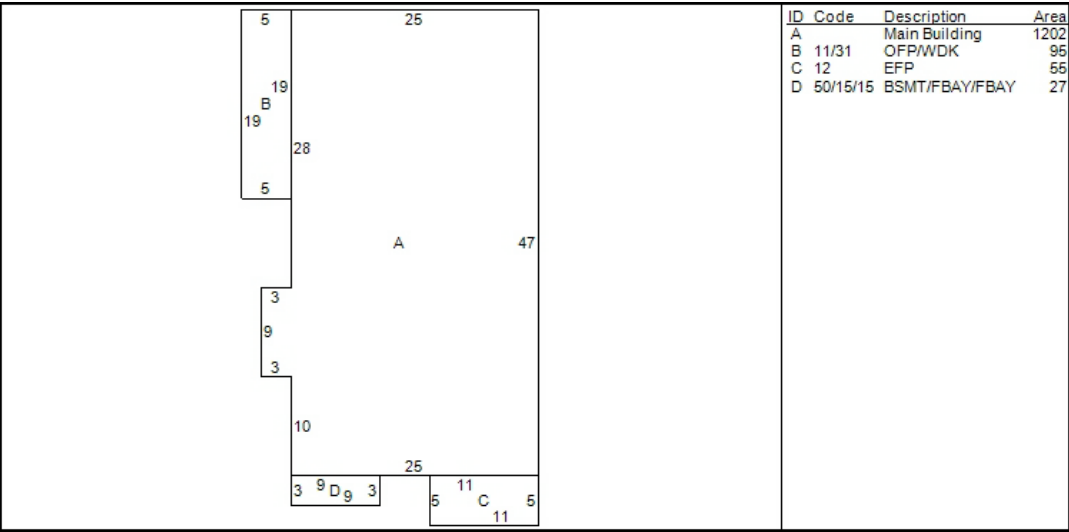
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/25/06	46898	35,000	BLDG V Side, Winds,	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/28/06	355,000	Land + Bldg	Change After Sale (Physical)	32601/54		
02/28/01		Land + Bldg	Transfer Of Convenience	19434/120		
03/14/00		Land + Bldg	Transfer Of Convenience	18349/141		
02/29/00	135,000	Land + Bldg	Valid Sale	18310/49		
08/01/84	70,000	Land + Bldg				

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Dwelling Information			
Style	3 Fam Slope	Year Built	1894
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	543,176	% Good	62
Plumbing	19,574	% Good Override	
Basement	24,863	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	587,610	Additions	22,320
Ground Floor Area	1,202		
Total Living Area	3,059	Dwelling Value	423,070

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		11	31		4,650	
2		12			2,910	
3	50	15	15		14,760	