

Situs : 36 LIVINGSTONE RD

Parcel ID: 103-026

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FAUSTIN MARIE Y
36 LIVINGSTONE RD
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 6
Vol / Pg 19611/256
District
Zoning R2
Class Residential

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,200		77,240

Total Acres: .1423
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,200	77,200	0	72,700
Building	225,100	253,300	0	220,000
Total	302,300	330,500	0	292,700

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
05/01/18	HP	Field Review	Other
10/06/14	DR	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/19/18	69607	6,800	INS	100
01/24/17	66222	2,000	INS	100
03/20/97	27190	1,500	BLDG Re Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/03/01		Land + Bldg	Sale Of Portion/Other Comm	19611/256		
12/31/97	103,000	Land + Bldg	Sale Of Portion/Other Comm	15774		

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Dwelling Information

Style	Ranch	Year Built	1959
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement	Part	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	475	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	2
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

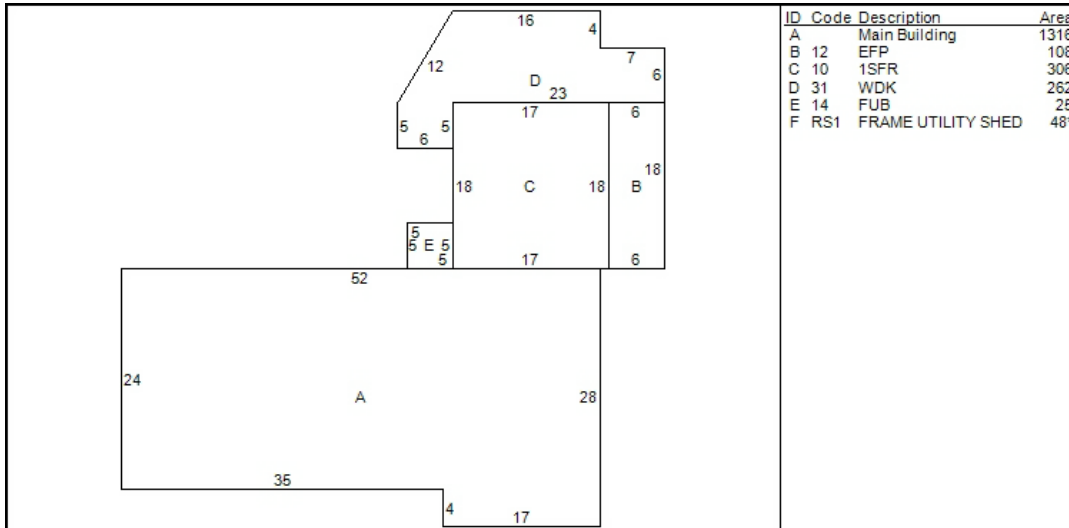
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	261,626	% Good	76
Plumbing		% Good Override	
Basement	12,276	Functional	
Heating	7,133	Economic	
Attic	0	% Complete	
Other Features	23,663	C&D Factor	
		Adj Factor	1
Subtotal	304,700	Additions	21,660
Ground Floor Area	1,316		
Total Living Area	1,622	Dwelling Value	253,230

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	1975	D	F	100

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		12			2,510
2		10			15,810
3		31			3,040
4		14			300