


Situs : 46 GERALYNN DR	Parcel ID: 120-019	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RHEM ALVIN 46 GERALYNN DR BROCKTON MA 02302	Living Units 1 Neighborhood 250 Alternate ID 5 Vol / Pg 50130/22 District Zoning R1C Class Residential
Property Notes	
VAC&ABAN	



120-019 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 2,350			1,550
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> Total Acres: .3983 Spot: Location: </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	100,600	100,600	0	87,600
Building	198,300	213,800	0	204,300
Total	298,900	314,400	0	291,900
<div style="text-align: right; margin-top: 10px;"> Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 </div>				
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> Value Flag MARKET APPROACH Gross Building: </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/26/20	JR	Field Review	Other
03/05/07	BM	Not At Home	Other
04/03/01	BM	Estimated For Misc Reason	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
04/17/18	68620	30,000	DOORS	Renovate Kitchen	100
10/14/09	52329	1,000	BLDG	Repair Garage	0
09/16/09	52185	2,733	BLDG	9 Window s	0
08/06/09	52015	1,082	BLDG	Vinyl Slider	0
03/31/08	49946	2,754	BLDG	Rep Entry Door	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/03/18	315,000	Land + Bldg	Valid Sale	50130/22	Quit Claim	RHEM ALVIN
04/05/18	1	Land + Bldg	Transfer Of Convenience	49668/88	Quit Claim	BOKAMPERS REALTY PARTNERS LLC
04/05/18	180,000	Land + Bldg	Repossession	49668/84	Quit Claim	PARTNERS CHOICE PROPERTIES LLC
12/28/17	191,060	Land + Bldg	Repossession	49350/214	Foreclosure	JPMORGAN CHASE BANK NA
05/28/10	193,000	Land + Bldg	Valid Sale	38573/100		
03/14/07		Land + Bldg	Transfer Of Convenience	34239/80		
09/01/94	89,900	Land + Bldg	Valid Sale			

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Dwelling Information

Style	Ranch Slab	Year Built	1972
Story height	1	Eff Year Built	2010
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

Basement

Basement	Pier/Slab	# 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	Gas	Openings
System Type	Warm Air	Pre-Fab 1

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

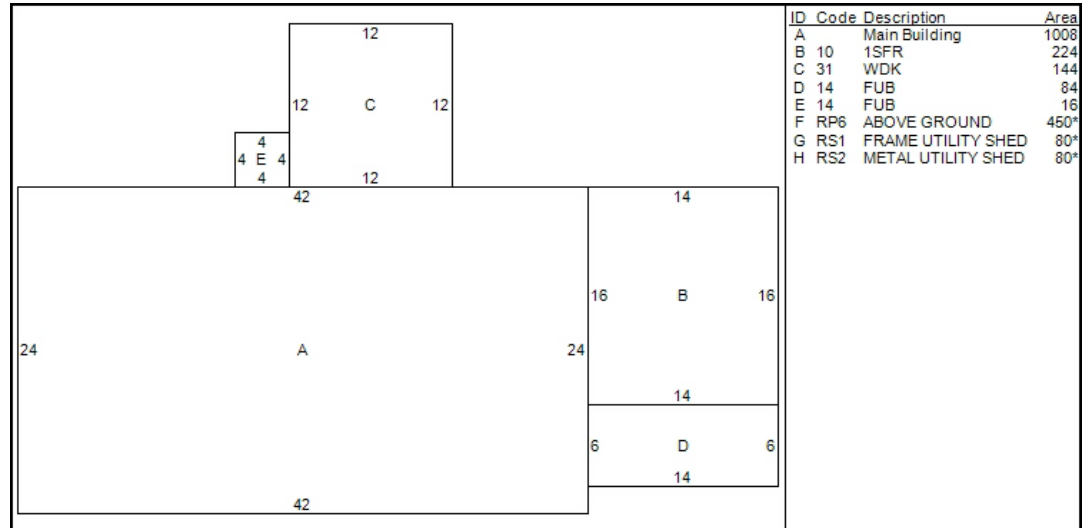
Grade & Depreciation

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

Dwelling Computations

Base Price	217,270	% Good	87
Plumbing		% Good Override	
Basement	6,505	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	227,190	Additions	15,300
Ground Floor Area	1,008		
Total Living Area	1,232	Dwelling Value	212,960

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 450		450	1	1990	C	A	
Frame Shed	1 x 80		80	1	1994	C	A	350
Metal Shed	1 x 80		80	1	1994	C	A	470

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		10			12,180
2		31			1,910
3		14			1,040
4		14			170