

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 42 VIRGINIA AV

Parcel ID: 128-152

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

EATON BRIAN E

JANICE T EATON

42 VIRGINIA AV

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 250 Alternate ID 12 31262/307

Vol / Pg District

Zoning Class R1C Residential

Property Notes



128-152 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,895			93,580

Total Acres: .2501 Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	93,600	93,600	0	82,100
Building	245,200	261,900	0	237,700
Total	338,800	355,500	0	319,800

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Information	n
Date 09/09/20	ID	Entry Code	Source
	AW	Field Review	Other

			Permit Inform	nation	
Date Issued	Number	Price	Purpose		% Complete
09/21/04	42748	5,000	BLDG	Roof Over, Gutt	0

Sales/Ownership History

Price Type **Transfer Date** Validity Deed Reference Deed Type Grantee 09/01/05 343,750 Land + Bldg Valid Sale 31262/307



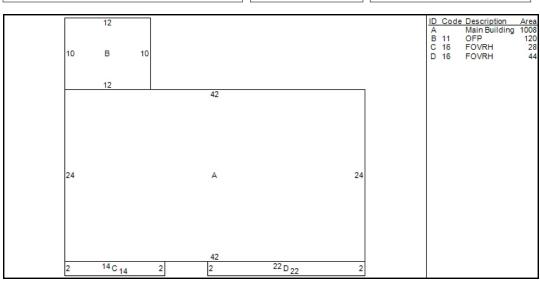
RESIDENTIAL PROPERTY RECORD CARD 202

2021

BROCKTON

Situs: 42 VIRGINIA	AV		Parcel Id: 12	8-152
		Dwelling Infor	mation	
Style Story height Attic Exterior Walls Masonry Trim Color	Al/Vinyl X	Ye	Year Built Eff Year Built ar Remodeled Amenities In-law Apt	
		Baseme	nt	
Basement FBLA Size Rec Rm Size	504	#	Car Bsmt Gar FBLA Type Rec Rm Type	1
Heating	& Cooling		Fireplace	s
Heat Type Fuel Type System Type	Oil		Stacks Openings Pre-Fab	
		Room De	tail	
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	6		Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	
ratorieri ramou		Adjustme		
Int vs Ext Cathedral Ceiling		Ur	nfinished Area Jnheated Area	
		Grade & Depre	ciation	
Grade Condition CDU Cost & Design % Complete	Good GOOD		Market Adj Functional Economic % Good Ovr	
		welling Comp	utations	
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area Total Living Area	3	2,019 6,397 0 8,977 2,050	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions Owelling Value	
		Building No	otes	

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			Outbui	ilding	Data				
Туре	Size 1	Size 2	A	rea	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			2,690
2		16			2,270
3		16			3,190