

Situs : 42 VIRGINIA AV		Parcel ID: 128-152		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
EATON BRIAN E JANICE T EATON 42 VIRGINIA AV BROCKTON MA 02302			Living Units 1 Neighborhood 250 Alternate ID 12 Vol / Pg 31262/307 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 10,895			93,580					
Total Acres: .2501 Spot: Location:									
Assessment Information									
	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					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
09/21/04	42748	5,000	BLDG Roof Over, Gutt	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/01/05	343,750	Land + Bldg	Valid Sale	31262/307					

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Dwelling Information			
Style	Raised Ranch	Year Built	1968
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	504	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	234,652	% Good	84
Plumbing		% Good Override	
Basement	22,019	Functional	
Heating	6,397	Economic	
Attic	0	% Complete	
Other Features	38,977	C&D Factor	
		Adj Factor	1
Subtotal	302,050	Additions	8,150
Ground Floor Area	1,008		
Total Living Area	1,584	Dwelling Value	261,870

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			2,690	
2		16			2,270	
3		16			3,190	