

Situs : 48 BACKLUND DR	Parcel ID: 131-045	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BIGNESS RAYMOND TERRY-LYNN A BIGNESS 48 BACKLUND DR BROCKTON MA 02301	Living Units 1 Neighborhood 250 Alternate ID 9 Vol / Pg 34841/223 District Zoning R1C Class Residential

Property Notes



131-045 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,410			94,260
Total Acres: .2619 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,300	94,300	0	82,600
Building	182,500	187,700	0	183,100
Total	276,800	282,000	0	265,700
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
09/11/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/20/07	230,000	Land + Bldg	Valid Sale	34841/223		

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Dwelling Information			
Style	Ranch Slab	Year Built	1971
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	Pier/Slab	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	217,270	% Good	76
Plumbing		% Good Override	
Basement	6,505	Functional	
Heating	5,923	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	229,700	Additions	12,920
Ground Floor Area	1,008		
Total Living Area	1,148	Dwelling Value	187,490
Building Notes			

		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1008</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>140</td> </tr> <tr> <td>C</td> <td>13</td> <td>FGAR</td> <td>168</td> </tr> <tr> <td>D</td> <td>31</td> <td>WDK</td> <td>168</td> </tr> <tr> <td>E</td> <td>RP6</td> <td>ABOVE GROUND</td> <td>360</td> </tr> <tr> <td>F</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>48</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1008	B	10	1SFR	140	C	13	FGAR	168	D	31	WDK	168	E	RP6	ABOVE GROUND	360	F	RS1	FRAME UTILITY SHED	48
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Outbuilding Data																														
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																						
Ag Pool	1 x 360		360	1	1988	C	A																							
Frame Shed	6 x 8		48	1	1980	C	A	180																						
Condominium / Mobile Home Information																														
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH) </div> <div style="width: 45%;"> Unit Location Unit View Model Make (MH) </div> </div>																														
Addition Details																														
Line #	Low	1st	2nd	3rd	Value																									
1		10			7,520																									
2		13			3,420																									
3		31			1,980																									