

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 48 BACKLUND DR

Parcel ID: 131-045

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BIGNESS RAYMOND TERRY-LYNN A BIGNESS 48 BACKLUND DR BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 250
Alternate ID 9
Vol / Pg 34841/223

District

Zoning R1 Class Re

R1C Residential

Property Notes



131-045 03/22/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	11,410			94,260

Total Acres: .2619

Spot: Location:

	Assessment Info	rmation		
	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

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

Date	ID	Entry Code	Source
09/11/20	AW	Field Review	Other

		Permit Information	
Date Issued Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer DatePriceTypeValidityDeed ReferenceDeed TypeGrantee07/20/07230,000Land + BldgValid Sale34841/223



RESIDENTIAL PROPERTY RECORD CARD 203

2021

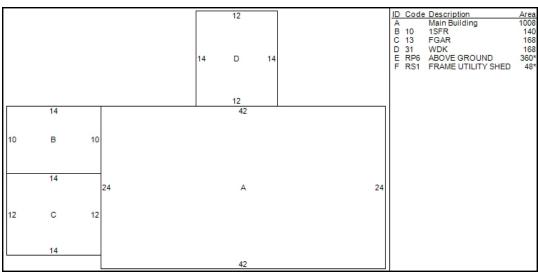
BROCKTON

Situs: 48 BACKLUND DR Parcel Id: 131-045 **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 Color Gray In-law Apt No Basement Basement Pier/Slab # Car Bsmt 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 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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 217,270 Base Price % Good 76 **Plumbing** % Good Override 6,505 Basement **Functional** 5,923 Heating Economic 0 Attic % Complete 0 **C&D Factor** Other Features Adi Factor 1 229,700 Additions 12,920 Subtotal 1,008 **Ground Floor Area Total Living Area** 1,148 Dwelling Value 187,490 **Building Notes**

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			Outbuildin	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	360	360	1	1988	С	Α	
Frame Shed	6 x	8	48	1	1980	С	Α	180

	Condominium / Mobile Home Information
Complex Name Condo Model	
Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

Line # L	ow 1st	2nd	3rd	Value	
1				· a.a.o	
1	10			7,520	
2	13			3,420	
3	31			1,980	