

Situs: 30 TAYLOR AV

RESIDENTIAL PROPERTY RECORD CARD 2021

21

BROCKTON

Parcel ID: 139-022

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
SPAULDING JAMES L

AND SHARON A SPAULDING

30 TAYLOR AVE

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 210 Alternate ID 4

Vol / Pg 18357/188

District Zoning Class

R2 Residential

Property Notes



139-022 03/22/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	950			690

Total Acres: .1825

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	178,600	183,100	0	166,400
Total	257,700	262,200	0	240,400

Value Flag MARKET APPROACH Gross Building:

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

		Entrance In	formation	
Date 04/19/06	I D BM	Entry Code Not At Home	Source Other	
0 1, 10,00				

			Permit Info	ormation	
Date Issued	Number	Price	Purpose		% Complete
10/12/05	45193	1,000	BLDG	15x30 A/G Pool,	0
05/02/05	43895	25	BLDG	Rep Frt Steps	0
09/11/02	37577	12,350	BLDG	Vinyl Side, Tri	100
02/05/01	34095	4,490	BLDG	Strip & Reroof	100
09/01/99	31328	10,000	BLDG	22 Winds, Gutte	100

Sales/Ownership Hist	torv	
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Price	Туре	
	Land + Bldg	
91,500	Land + Bldg	
69,000	Land + Bldg	
77,000	Land + Bldg	
	91,500 69,000	Price Type Land + Bldg 91,500 Land + Bldg 69,000 Land + Bldg 77,000 Land + Bldg

Validity
Transfer Of Convenience
Valid Sale
Valid Sale
Outlier-Written Desc Needed

Deed Reference Deed Type 18357/188 16460/053

Grantee

RESIDENTIAL PROPERTY RECORD CARD

2021

BROCKTON

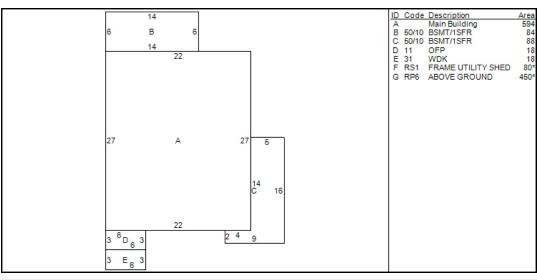
Situs: 30 TAYLOR AV Parcel Id: 139-022 **Dwelling Information** Style Colonial Ne Year Built 1930 Story height 1.5 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks 1 Fuel Type Oil Openings 1 System Type Steam Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms Half Baths 1 **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** 236,441 Base Price % Good 65 6,041 **Plumbing** % Good Override 14,791 Basement **Functional** 0 Heating Economic 0 Attic % Complete 9,382 **C&D Factor** Other Features Adi Factor 1 266,660 Additions 9,310 Subtotal 594 **Ground Floor Area** 1,063 Dwelling Value 182,640 **Total Living Area**

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			Outbuilding Da	a			
Туре	Size 1	Size 2	Area Qt	Yr Bli	Grade	Condition	Value
Frame Shed	8 x	10	80 1	2000	С	Α	490
Ag Pool	15 x	30	450 1	2005	С	Α	

С	ondominium / 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	50	10			4,360				
2	50	10			4,490				
3		11			260				
4		31			200				