

Situs : 30 TAYLOR AV	Parcel ID: 139-022	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SPAULDING JAMES L AND SHARON A SPAULDING 30 TAYLOR AVE BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 4 Vol / Pg 18357/188 District Zoning R2 Class Residential

Property Notes



139-022 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 950			690
Total Acres: .1825				
Spot: Location:				

Assessment Information				
	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
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
04/19/06	BM	Not At Home	Other

Permit Information				
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 History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/17/00		Land + Bldg	Transfer Of Convenience	18357/188		
07/31/98	91,500	Land + Bldg	Valid Sale	16460/053		
08/01/94	69,000	Land + Bldg	Valid Sale			
01/01/88	77,000	Land + Bldg	Outlier-Written Desc Needed			

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Card: 1 of 1

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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

In-law Apt

No

Color

Natural

Basement

Basement

Full

Car Bsm't 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

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

236,441

% Good

65

Plumbing

6,041

% Good Override

Basement

14,791

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

9,382

C&D Factor

Adj Factor

1

Subtotal

266,660

Additions

9,310

Ground Floor Area

594

Dwelling Value

182,640

Total Living Area

1,063

Building Notes

ID	Code	Description	Area
A		Main Building	594
B	50/10	BSMT/1SFR	84
C	50/10	BSMT/1SFR	88
D	11	OPF	18
E	31	WDK	18
F	RS1	FRAME UTILITY SHED	80*
G	RP6	ABOVE GROUND	450*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2000	C	A	490
Ag Pool	15 x 30		450	1	2005	C	A	

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