

Situs : 42 TAYLOR AV

Parcel ID: 139-024

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BAPTISTA ALVARO R
DILMA F BAPTISTA
42 TAYLOR AV
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	6
Vol / Pg	36745/347
District	
Zoning	R2
Class	Residential

Property Notes



139-024 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	288		210

Total Acres: .1673
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	234,700	277,600	0	222,400
Total	313,300	356,200	0	296,100

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Entrance Information

Date	ID	Entry Code	Source
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/28/19	1566	9,048	SOLAR PANELS	
04/23/02	36546	200	BLDG Repair Side Sta	100

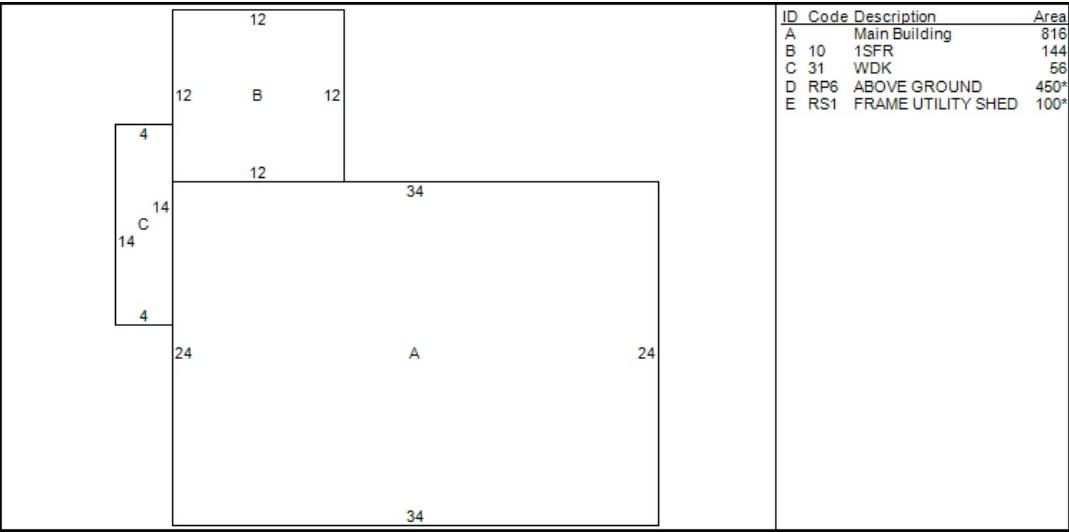
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/30/99		Land + Bldg	Family Sale	18177/102		
06/23/99		Land + Bldg	Transfer Of Convenience	17588/123		
06/23/99		Land + Bldg	Family Sale	17588/119		

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Dwelling Information			
Style	Cape	Year Built	1964
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	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	307,320	% Good	76
Plumbing	6,525	% Good Override	
Basement	19,225	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	20,795	C&D Factor	
		Adj Factor	1
Subtotal	353,870	Additions	8,280
Ground Floor Area	816		
Total Living Area	1,572	Dwelling Value	277,220

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1980	C	A	
Frame Shed	1 x	100	100	1	1980	C	A	370

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		10			7,600	
2		31			680	