

<b>Situs : 52 TAYLOR AV</b>	<b>Parcel ID: 139-026</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
HOLLOMON PHILLIP 52 TAYLOR AVE BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 8 Vol / Pg 40600/289 District Zoning R2 Class Residential

Property Notes



139-026 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,510		74,790
Total Acres: .1035 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,800	74,800	0	70,900
Building	152,700	135,700	0	147,800
Total	227,500	210,500	0	218,700
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
08/28/20	GL	Field Review	Other

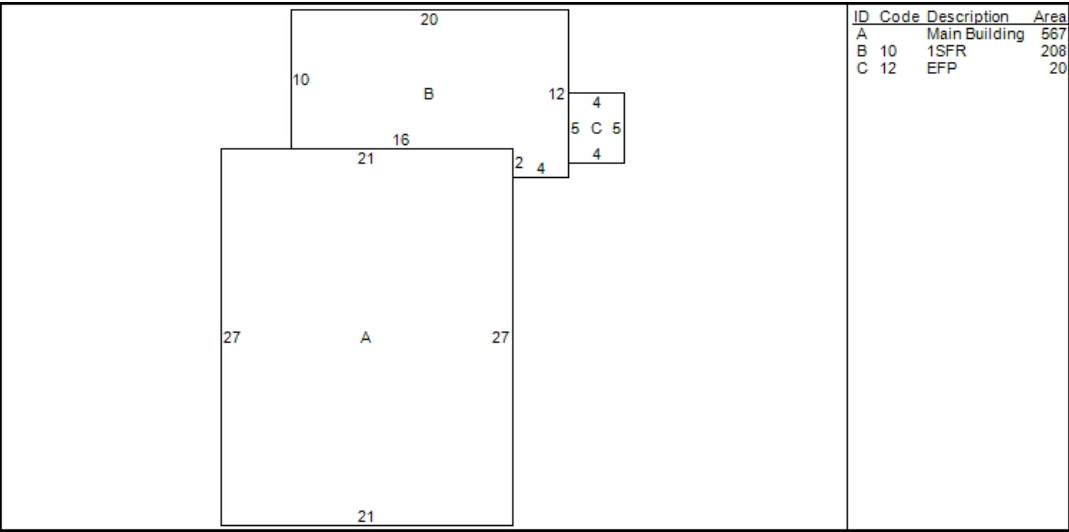
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/21/11	54375	7,595	BLDG Update Kitchen	0
12/10/10	54258	7,300	BLDG Roof/Paint/Sidn	0
12/08/10	54251	5,000	BLDG Replc Doorw ay	0
01/07/02	36024	2,500	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/18/11	141,000	Land + Bldg	Valid Sale	40600/289		
12/02/10	60,000	Land + Bldg	Sale After Foreclosure	39344/338		
10/26/09	330,884	Land + Bldg	Repossession	37846/348		
11/30/04	240,000	Land + Bldg	Valid Sale	29574/236		
03/31/04	219,900	Land + Bldg	Sold Twice In Same Year	27844/306		
10/10/01		Land + Bldg	Transfer Of Convenience	20683/327		
05/01/91	82,250	Land + Bldg	Repossession			
09/01/89	87,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Colonial Ne	Year Built	1900
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Asbestos	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	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		
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	153,868	% Good	62
Plumbing	12,083	% Good Override	
Basement	14,439	Functional	
Heating	0	Economic	
Attic	24,869	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	205,260	Additions	8,430
Ground Floor Area	567		
Total Living Area	1,002	Dwelling Value	135,690

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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			8,060	
2		12			370	