


Situs : 31 PERRY AV		Parcel ID: 139-040		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
---------------------	--	--------------------	--	--------------------------------	--	--------------	--	---------------------------	--

CURRENT OWNER			GENERAL INFORMATION		
CROCE PAUL			Living Units 1		
31 PERRY AVENUE			Neighborhood 210		
BROCKTON MA 02302			Alternate ID 21		
			Vol / Pg 09011/00013		
			District		
			Zoning R2		
			Class Residential		
Property Notes					



139-040 03/22/2020

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	200			150
Total Acres: .1653					
Spot: Location:					

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	159,400	135,700	0	150,900
Total	238,000	214,300	0	224,500
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
06/18/15	DR	Not At Home	Other

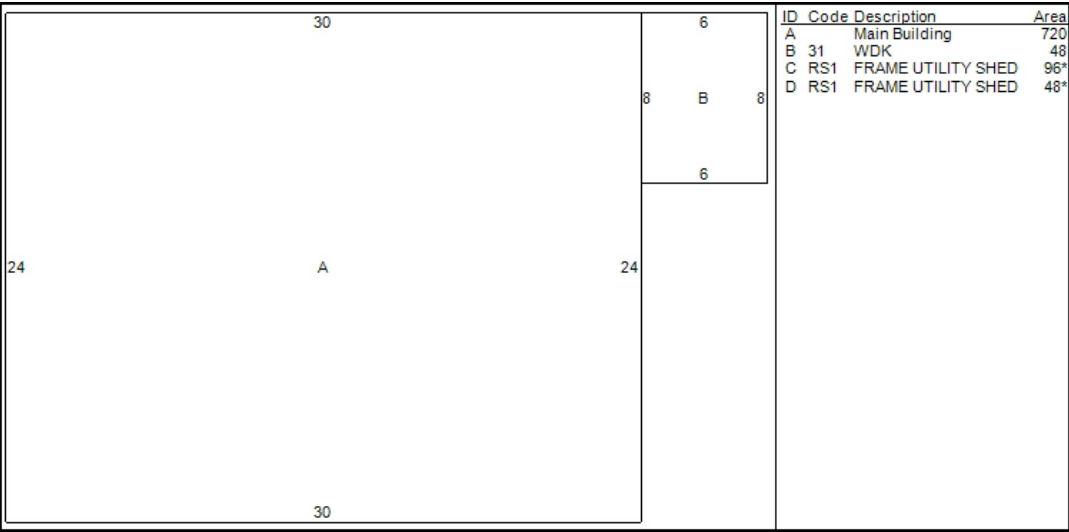
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
9011/13						

Situs : 31 PERRY AV	Parcel Id: 139-040	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Ranch	Year Built	1954
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No
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	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4		
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			
Base Price	170,643	% Good	72
Plumbing		% Good Override	
Basement	16,013	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	186,660	Additions	500
Ground Floor Area	720		
Total Living Area	720	Dwelling Value	134,900

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 8		96	1	2000	C	A	580
Frame Shed	6 x 8		48	1	1995	C	A	230

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		31			500	