

Situs : 29 EMPIRE AV	Parcel ID: 145-040	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JACQUES ROSSINY MIRLENE MERESTE 29 EMPIRE AV BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 3 Vol / Pg 40346/280 District Zoning R1C Class Residential
Property Notes	



145-040 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 112			80
Total Acres: .1633				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,600
Building	307,000	331,700	0	278,200
Total	385,500	410,200	0	351,800
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
08/31/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/02/06	47369	134,300	BLDG 42x26x2x2 R/R D	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/22/11	225,000	Land + Bldg	Valid Sale	40346/280		
08/24/11	329,306	Land + Bldg	Repossession	40248/55		
12/27/07	1	Land + Bldg	Transfer Of Convenience	35446/113		
09/12/07	324,750	Land + Bldg	Sold Twice In Same Year	35070/239		
08/09/06	75,000	Land Only	Outlier-Written Desc Needed	33168/177		

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Dwelling Information

Style	Raised Ranch	Year Built	2007
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt	Gar
FBLA Size	1,012		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	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	GOOD	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	247,643	% Good	93
Plumbing	19,574	% Good Override	
Basement	23,238	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	53,950	C&D Factor	
		Adj Factor	1
Subtotal	344,410	Additions	11,350
Ground Floor Area	1,092		
Total Living Area	2,220	Dwelling Value	331,650

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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			16		3,350
2			16		2,510
3		31			2,230
4		16			3,260