

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 404 CENTRE ST Parcel ID: 154-044 Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** CARLSEN FREDERICK N

AMY M CARLSEN

P O BOX 1572

BROCKTON MA 02303

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 210 Alternate ID 32

Vol / Pg 04896/00461

District

Zoning Class R1C Residential

**Property Notes** 



154-044 03/22/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	290			210

Total Acres: .1674 Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	154,100	144,700	0	129,200
Total	232,700	223,300	0	202,900

Manual Override Reason

Base Date of Value 1/1/2020 Value Flag MARKET APPROACH Effective Date of Value 1/1/2020 Gross Building:

	Entrance Information						
Date	ID	Entry Code	Source				
09/09/20	CP	Field Review	Other				
09/02/20	GL	Field Review	Other				
03/07/07	BM	Not At Home	Other				

			Permit Info	ormation	
Date Issued 09/06/06	<b>Num ber</b> 47181	<b>Price</b> 13,570	<b>Purpose</b> BLDG	Strip & Reroof	<b>% Complete</b> 0

Sales/Ownership Histor	v
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Price Type Validity Deed Reference Deed Type **Transfer Date** Grantee 4896/461



RESIDENTIAL PROPERTY RECORD CARD 20

2021

## BROCKTON

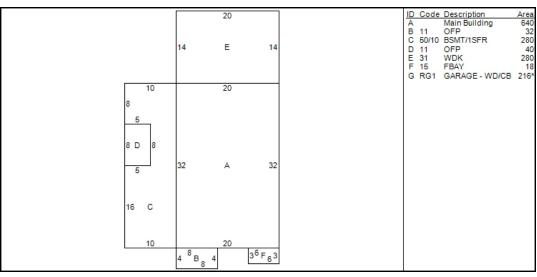
Situs: 404 CENTRE ST Parcel Id: 154-044 **Dwelling Information** Style Colonial Ne Year Built 1925 Story height 1.5 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Yellow In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** 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 3 Full Baths 1 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 Fair **Functional** CDU FAIR **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 266,318 Base Price % Good 45 **Plumbing** % Good Override 16,660 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adi Factor 1 282.980 Additions 13,560 Subtotal 640 **Ground Floor Area Total Living Area** 1,258 Dwelling Value 140,900

**Building Notes** 

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			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	216	216	1	1925	D	Α	3,790

Condom	inium / 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	Line #	Low	1st	2nd	3rd	Value
1		11			360	5		15			860
2	50	10			9,770						
3		11			500						
4		31			2,070						