

Situs : 117 MASS AV	Parcel ID: 159-098	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FAHERTY MARCIA A 117 MASS AVE BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 15 Vol / Pg 14777/00096 District Zoning R1C Class Residential
Property Notes	



159-098 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 500			480
Total Acres: .2411				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,500	95,500	0	91,500
Building	182,300	188,900	0	171,900
Total	277,800	284,400	0	263,400
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
08/27/20	CM	Field Review	Other
05/10/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/10/17	66748	1,452	DOORS	100
08/03/07	48989	9,100	BLDG R & R Shingles	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				14777/96		

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Dwelling Information

Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement

Basement	Pier/Slab	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Central Ac	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	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

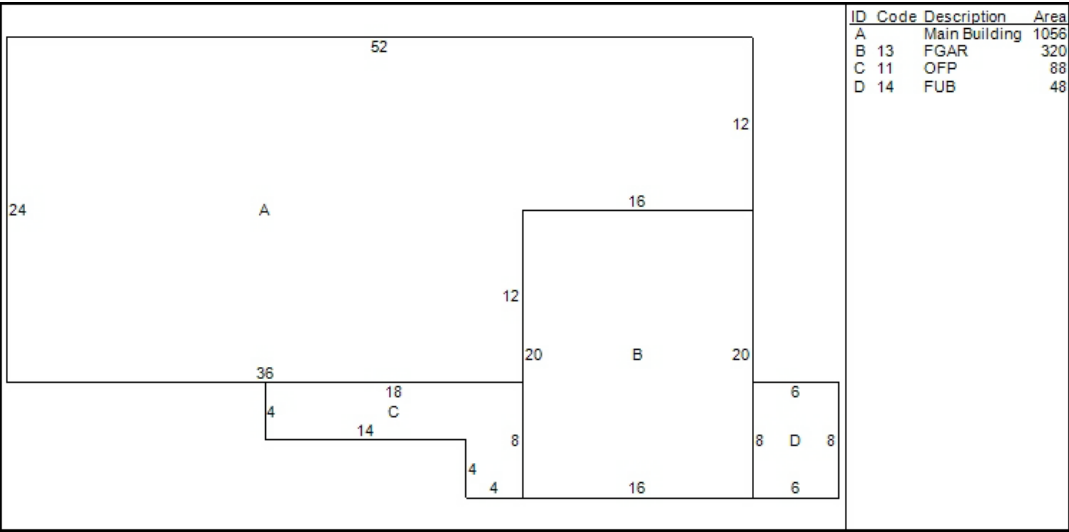
Grade & Depreciation

Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	224,287	% Good	76
Plumbing		% Good Override	
Basement	6,715	Functional	
Heating	6,115	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	237,120	Additions	8,670
Ground Floor Area	1,056		
Total Living Area	1,056	Dwelling Value	188,880

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		13			6,540
2		11			1,600
3		14			530