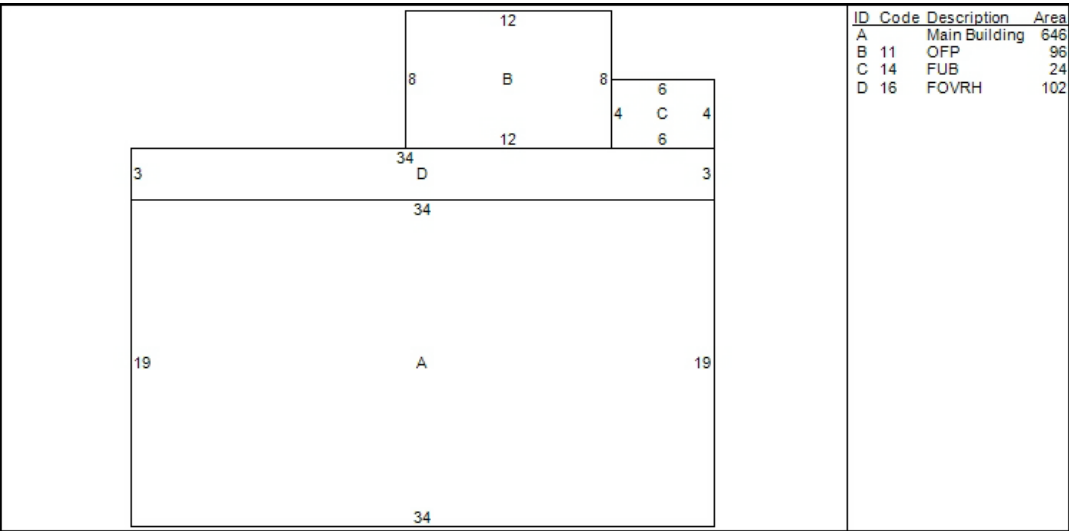


Situs : 203 ALGONQUIN ST		Parcel ID: 159-170		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
LELAKES SCOTT			Living Units 1						
203 ALGONQUIN ST			Neighborhood 200						
BROCKTON MA 02302			Alternate ID 2						
			Vol / Pg 51930/330						
			District						
			Zoning R1C						
			Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	7,350		91,160					
Total Acres: .1687									
Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		91,200	91,200	0	87,600				
Building		129,000	101,400	0	107,600				
Total		220,200	192,600	0	195,200				
Manual Override Reason									
		Base Date of Value		1/1/2020					
		Effective Date of Value		1/1/2020					
Value Flag		MARKET APPROACH							
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/12/19	75,000	Land + Bldg	Family Sale	51930/330	Quit Claim	LELAKES SCOTT			
13258/273									

Situs : 203 ALGONQUIN ST	Parcel Id: 159-170	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Ranch	Year Built	1950
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	160,191	% Good	55
Plumbing		% Good Override	
Basement	15,032	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	175,220	Additions	5,070
Ground Floor Area	646		
Total Living Area	748	Dwelling Value	101,440

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		11			1,270	
2		14			170	
3		16			3,630	