

Situs : 70 ALDEN ST	Parcel ID: 171-075	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DRISCOLL DENNIS M 70 ALDEN ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 6 Vol / Pg 08911/00066 District Zoning R1C Class Residential
Property Notes	



171-075 03/16/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	6,200		4,530
Total Acres: .303				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	82,900	82,900	0	76,800
Building	184,600	194,500	0	174,400
Total	267,500	277,400	0	251,200
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
09/04/20	GL	Field Review	Other
08/26/19	CP	Field Review	Other

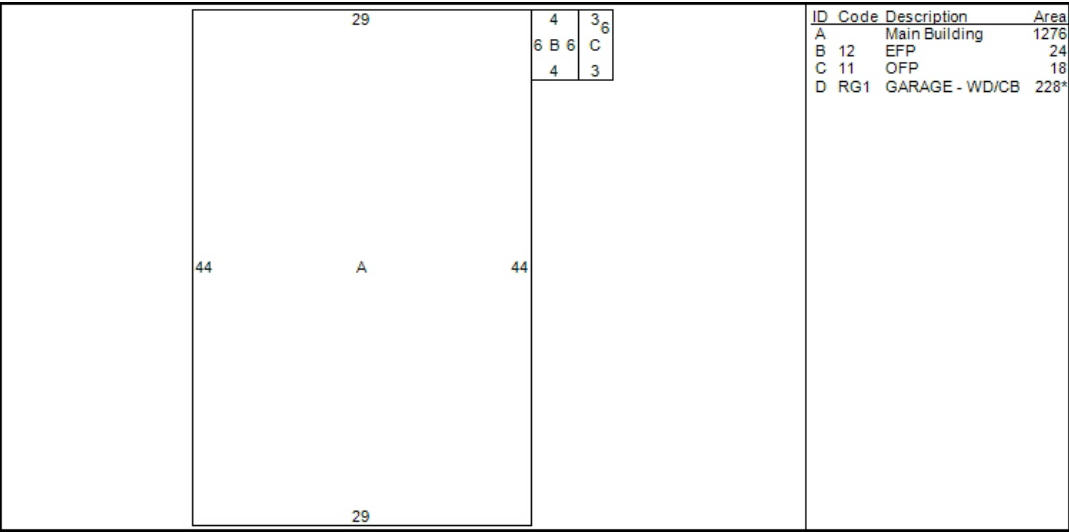
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/12/99	31752	3,000	BLDG Reroof	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
				8911/66	

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Dwelling Information			
Style	Bungalow	Year Built	1930
Story height	1	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	White	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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	2	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	255,863	% Good	65
Plumbing		% Good Override	
Basement	24,009	Functional	
Heating	0	Economic	
Attic	10,339	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	290,210	Additions	720
Ground Floor Area	1,276		
Total Living Area	1,276	Dwelling Value	189,360

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 228		228	1	1930	C	A	5,180

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		12			460	
2		11			260	