

Situs : 80 ALDEN ST	Parcel ID: 171-077	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
COSTA JOSE C AND LAURE COSTA 80 ALDEN ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 8 Vol / Pg 18680/161 District Zoning R1C Class Residential

Property Notes



171-077 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 3,560			2,600
Total Acres: .2424				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,000	81,000	0	75,400
Building	235,400	280,800	0	229,800
Total	316,400	361,800	0	305,200
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
06/05/02	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/20/01	35413	1,000	BLDG Add Deck To Pool	100
08/07/01	35148	1,000	BLDG 24' Rd A/G Pool	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/07/00	170,101	Land + Bldg	Valid Sale	18680/161		COSTA JOSE C

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Dwelling Information

Style	Cape	Year Built	1961
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement Part	# Car Bsm't Gar	1
FBLA Size x	FBLA Type	
Rec Rm Size x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

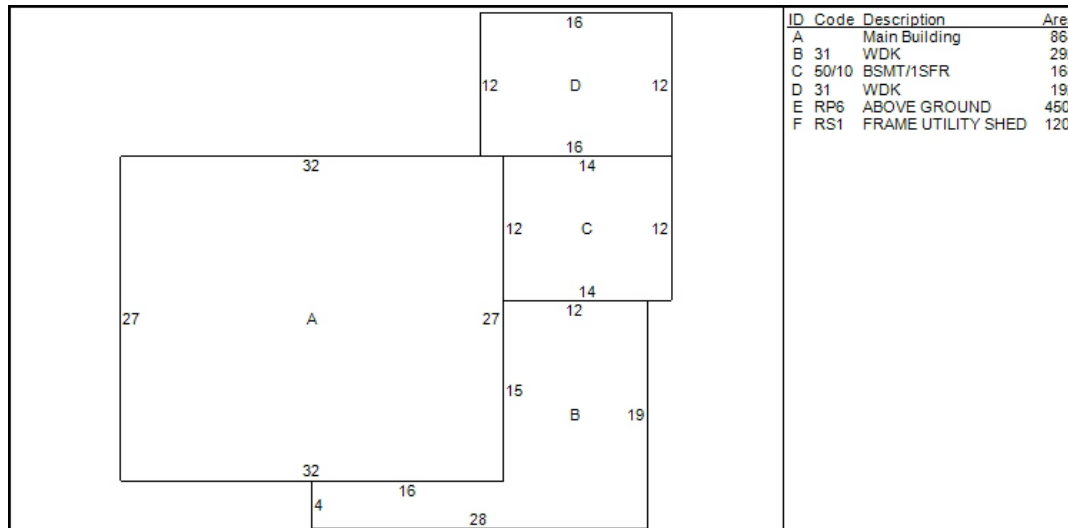
Grade & Depreciation

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

Dwelling Computations

Base Price	318,281	% Good	76
Plumbing	6,525	% Good Override	
Basement	9,956	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,109	C&D Factor	
		Adj Factor	1
Subtotal	346,870	Additions	16,260
Ground Floor Area	864		
Total Living Area	1,680	Dwelling Value	279,880

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	2001	C	A	
Frame Shed	1 x	120	120	1	2003	C	A	880

Condominium / Mobile Home Information

Complex Name Condo Model

Unit Number	Unit Level	Unit Parking	Model (MH)
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000
1100	1100	1100	1100
1200	1200	1200	1200
1300	1300	1300	1300
1400	1400	1400	1400
1500	1500	1500	1500
1600	1600	1600	1600
1700	1700	1700	1700
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2600	2600	2600	2600
2700	2700	2700	2700
2800	2800	2800	2800
2900	2900	2900	2900
3000	3000	3000	3000
3100	3100	3100	3100
3200	3200	3200	3200
3300	3300	3300	3300
3400	3400	3400	3400
3500	3500	3500	3500
3600	3600	3600	3600
3700	3700	3700	3700
3800	3800	3800	3800
3900	3900	3900	3900
4000	4000	4000	4000
4100	4100	4100	4100
4200	4200	4200	4200
4300	4300	4300	4300
4400	4400	4400	4400
4500	4500	4500	4500
4600	4600	4600	4600
4700	4700	4700	4700
4800	4800	4800	4800
4900	4900	4900	4900
5000	5000	5000	5000
5100	5100	5100	5100
5200	5200	5200	5200
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7100	7100	7100	7100
7200	7200	7200	7200
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8200	8200	8200	8200
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8600	8600	8600	8600
8700	8700	8700	

Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		31			3,650
2	50	10			10,180
3		31			2,430