

Situs : 87 GLENDALE ST

Parcel ID: 171-081

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MARTINS ALAN FERREIRA
87 GLENDALE ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units3

Neighborhood210

Alternate ID14


Vol / Pg31190/248

District

ZoningR1C

ClassResidential

Property Notes



171-081 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 920			670
<div> <div>Total Acres: .1818</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	410,100	433,000	0	346,400
Total	489,200	512,100	0	420,400
<div> <div>Manual Override Reason</div> <div>Base Date of Value1/1/2020</div> <div>Effective Date of Value1/1/2020</div> </div>				
Value Flag	MARKET APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other
04/27/07	BM	Not At Home	Other

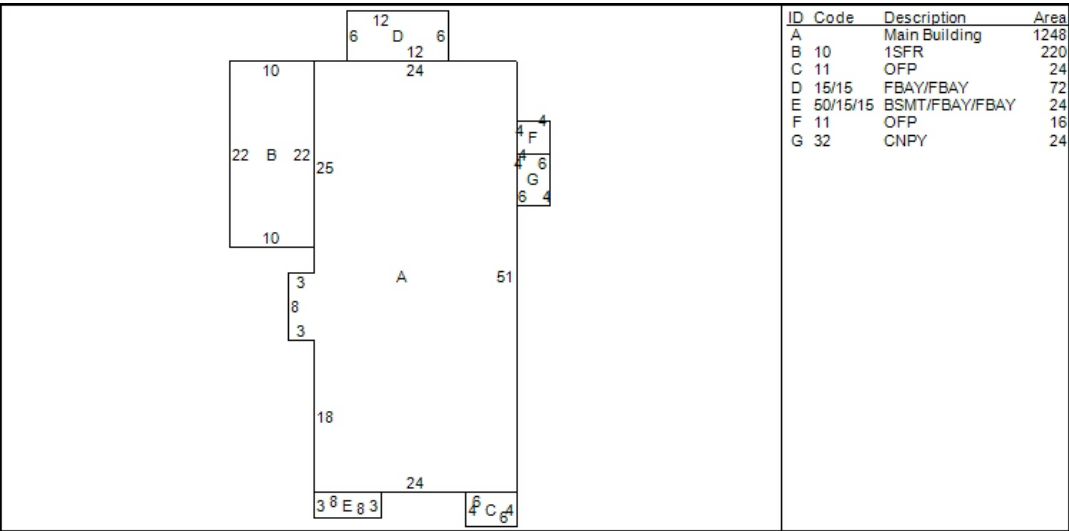
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/02/06	47382	10,700	BLDG 19 Vinyl Window	0
08/22/06	47092	2,400	BLDG Bthrm, Walls, F	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/23/05	427,000	Land + Bldg	Valid Sale	31190/248		
03/12/01	183,000	Land + Bldg	Valid Sale	19482/254		
12/19/97	102,500	Land + Bldg	Sale Of Portion/Other Comm	15742/315		
12/19/97	100,000	Land + Bldg		15742/312		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1890
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	16	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	448,802	% Good	62
Plumbing	19,574	% Good Override	
Basement	25,524	Functional	
Heating	0	Economic	
Attic	43,963	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	537,860	Additions	66,160
Ground Floor Area	1,248		
Total Living Area	3,407	Dwelling Value	432,980

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	Line #	Low	1st	2nd	3rd	Value
1		10			25,920	5		11			930
2		11			1,180	6		32			310
3		15	15		23,930						
4	50	15	15		13,890						